



City of Charleston

BOARD OF ZONING APPEALS-SITE DESIGN

October 15, 2020

5:00 PM

DEPARTMENT OF PLANNING, PRESERVATION & SUSTAINABILITY
www.charleston-sc.gov/bza-sd

****Video and microphone is currently disabled for all attendees.****

This meeting is being recorded.

Go to www.charleston-sc.gov/bza-sd for instructions to join. Call (843) 724-3770 if you are experiencing technical difficulties.

Virtual Meeting Protocol

Staff will control the slides displayed throughout the meeting.

Applicants, staff, Board members and members of the public should give their name first whenever speaking.

Applicants and members of the public must be sworn in before speaking for the first time.

Only attendees who have registered to speak before the deadline at noon today may speak during the meeting.

Video and microphone have been disabled for all attendees. Attendees will only be given the capabilities to speak when they are called on during the public comment period.

Board members who need to recuse themselves from voting will be temporarily removed from the meeting and re-admitted prior to addressing the next item.

If the Board needs to go into Executive Session, they will call into a separate conference line and all video and audio on Zoom will be temporarily turned off until they are ready to return to the regular meeting.

Chat has been disabled for everyone.

This meeting is being recorded.

Board of Zoning Appeals-Site Design

Your Board of Zoning Appeals-Site Design Members are:

Joel Adrian— <i>Chair</i>	Paula Murphy
Amanda Graham Barton	Nell Postell
Andrew Hargett	Jeff Webb

Your City of Charleston Staff are:

Eric Schultz, <i>Board Administrator</i>	Lee Batchelder, <i>Zoning Administrator</i>
Scott Valentine, <i>TRC Coordinator</i>	Bethany Whitaker, <i>Clerk</i>

The Board of Zoning Appeals—Site Design has the authority to do three things:

1. Hear appeals to decisions of the Zoning Administrator;
2. Grant special exceptions, a fact finding function of the Board; and
3. Grant variances to the Zoning Ordinance if the application meets the hardship test outlined in Section 54-924 of the ordinance.

Board of Zoning Appeals-Site Design

Requirements for Granting a Variance

A variance may be granted by the Board of Zoning Appeals in an individual case of unnecessary hardship if the Board makes the following findings:

- a. there are extraordinary and exceptional conditions pertaining to the particular piece of property;
- b. these conditions do not generally apply to other property in the vicinity;
- c. because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
- d. the authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

Public Comment

Order on Each Application:

- Chair announces each application followed by staff presentation and recommendation.
- Staff will call on applicant to present their application after being sworn in by Chair
- Staff will open the public comment period to receive comments from registered attendees in favor (first spoken, then written). Each speaker will be sworn in by the Chair.
- Staff will then recognize registered attendees for public comments in opposition after speaker is sworn in (first spoken, then written).
- Staff will recognize the applicant for a short rebuttal.
- Chair will then close the public comment period and begin Board discussion.

Providing Comment:

- If you submitted a request to speak on an item before the deadline, staff will call your name when it is your turn to speak and enable your microphone.
- Your microphone will be disabled after you are done speaking.
- **You may only speak once for each item and you must state your name and address for the record or you will not be permitted to provide comment.**

Board Discussion

- Following public comment period, Board members can make comments, ask questions and make motions.
- After a motion and second, Board members will vote “Aye, in favor” or “Nay, not in favor”. If vote is not unanimous, Chair will poll each member for their vote. The Chairman shall announce the vote on the motion and the final decision on the application.
- If a Board member needs to recuse, he will be temporarily removed from the meeting and placed back in the meeting at the start of the next agenda item.
- If the Board needs to go into Executive Session, they will call into a separate conference line and all video and audio on Zoom will be temporarily turned off until they are ready to return to the regular meeting.

Agenda Item #A-1

FAIRBANKS DRIVE

(Daniel Island)

TMS # 271-00-00-010

Request a variance from Sec 54-327 to allow the removal of eight grand trees.

Zoned DI-GO



Application for Variance, Special Exception, Reconsideration, or Extension Page 1 of 2
to the Board of Zoning Appeals – Site Design (BZA-SD)

City of Charleston

Instructions – Submit this application, along with the required information and fee, to the Permit Center at 2 George Street. **Applications are due by 12 Noon on the deadline date and must be complete to be accepted and placed on an agenda.** A sign will be posted on the property, and a public hearing will be conducted by the Board of Zoning Appeals–Site Design. **Permits authorized by the Board cannot be issued during a five (5) business day appeal period following the decision of the Board.** An appeal to the Board during this five (5) business day appeal period stays all further action on the application.

THE APPLICANT HEREBY REQUESTS:

- ☒ A Variance and/or Special Exception as explained on page 2 of this form.
☒ Tree Removal ☐ Landscaping/buffers ☐ Parking surface ☐ Other _____
☐ Reconsideration of a decision of the Board or action of a zoning official [attach Appeal form].
☐ Extension of an unexpired Variance and/or Special Exception approval.

MEETING DATE REQUESTED: July 1, 2020 (Submittal date: June 1, 2020)

Property Address Fairbanks Oaks Allee, Daniel Island TMS # 271-00-00-010

Property Owner Stanley Martin Homes Daytime Phone 843-259-6213

Applicant Michael Cain / SeamonWhiteside+ Daytime Phone 843-884-1667

Applicant's Mailing Address 501 Wando Park Boulevard, Suite 200, Mount Pleasant, SC 29464

E-mail Address tlarowski@seamonwhiteside.com
mcain@seamonwhiteside.com

Relationship of applicant to owner (same, representative, prospective buyer, other) Representative

Zoning of property DI-GO

Information required with application: (check information submitted)

- ☒ Scaled site plan or plat showing the variance(s) or special exception(s) being requested (3 sets)
☒ Photographs of the site, grand trees to be removed, quality trees to be saved by removing others, etc.
☒ For requests to remove trees, evaluations/reports from certified or qualified arborists
☒ Check, credit card or cash (make checks payable to the City of Charleston)
☐ YES or ☐ NO - Is this Property restricted by any recorded covenant that is contrary to, conflicts with or prohibits the proposed land use encompassed in this permit application? § 6-29-1145 of the South Carolina Code of Laws

Optional but very helpful information:

- ☐ Letters or petitions from neighbors or organizations directly affected by your request

I certify that the information on this application and any attachments is correct, that the proposed improvement(s) comply with private neighborhood covenants, if there are any, and that I am the owner of the subject property or the authorized representative of the owner. I authorize the subject property to be posted with a notice of the hearing before the Board and inspected.

Applicant Michael Cain Date 6/1/2020

For office use only
 Date application received _____ Fee \$ _____ Time application received _____
 Staffperson _____ Receipt # _____

Department of Planning, Preservation & Sustainability 2 George Street Charleston, South Carolina 29401
 (843) 724-3781 FAX (843) 724-3772 www.charleston-sc.gov

BZA-SD Application (continued)

Page 2 of 2

For **Variance** requests, applicants should list the specific variance(s) being requested and, if possible, explain how the variance test that follows is met (add as an attachment if necessary):

Please see attached document.

Variance Test: The Board of Zoning Appeals–Site Design is authorized to approve a variance from the requirements of the Zoning Ordinance when strict application of the provisions of the ordinance would result in unnecessary hardship. A variance may be granted in an individual case of unnecessary hardship if the Board makes the following findings:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property
2. These conditions do not generally apply to other property in the vicinity;
3. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
4. The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

In granting a variance, the Board may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare. [SC Code of Laws Section 6-29-800]

For **Special Exception** requests, applicants should list the specific approval(s) being requested and include documentation to demonstrate compliance with the relevant special exception requirements of the Zoning Ordinance, such as Sec. 54-329, Sec. 54-511(b), or Sec. 54-513 (add as an attachment if necessary):

All approvals of the Board shall remain valid for two (2) years from the approval date, unless extended in accordance with the provisions of Article 9, Part 5 of the zoning ordinance. Applicants may not apply for the same request that has been denied by the Board until a period of six (6) months has lapsed.

Department of Planning, Preservation & Sustainability 2 George Street Charleston, South Carolina 29401
 (843) 724-3781 FAX (843) 724-3772 www.charleston-sc.gov



June 1, 2020

Mr. Eric Schultz
City of Charleston
Department of Planning, Preservation & Sustainability
2 George Street
Charleston, SC 29401

Marshes at Daniel Island
Daniel Island, City of Charleston
TMS #271-00-00-010

Marshes at Daniel Island is requesting a variance for the removal of the following grand trees. A description of the condition of the tree and hardship are provided below:

1. Removal by Variance of five (5) Category I Grand Trees:
 - 13.5' / 19" (32.5' total) Maple – Grade C
 - 26" Live Oak – Grade C
 - 33" Live Oak – Grade C
 - 12' / 16" (28" total) Live Oak – Grade C
 - 45' / 13" (58" total) Live Oak – Grade C
 - 15.5' / 13" (28.5' total) Live Oak – Grade C
 - 24" / 14" (38" total) Live Oak – Grade D
2. Removal by Variance of one (1) Category II Grand Tree:
 - 29" Red Oak – Grade C

Evaluation Procedures: Natural Directions LLC assessed the eight (8) trees being asked for removal by variance on May 27, 2020. The trees have also been evaluated by Eric Schultz during a Field Site Visit, April 21, 2017, in preparation for the approved BZA-SD Submittal on May 3, 2017. Since the initial evaluation, numerous site visits have taken place with SW+ and either Eric Schultz or Natural Directions LLC to inspect impact to the grand trees based on the development layout.

A. *There are extraordinary and exceptional conditions pertaining to the particular piece of property:*

Located just north of Governor's Park on Daniel Island, the site is bordered on both the northern and western sides by the tidal marsh. Elevations as low as 3'-4' can be found in the existing ditches crossing the site. These ditches also bisect the critical line and were likely associated with prior agricultural uses in the past. Additionally, existing mounds that are likely

remnants of the construction of the existing drainage pond, adjacent to the development, reach elevations as high as 22'-23'. Given the variation in high and low elevations throughout the site, the site is extraordinary to the rest of Daniel Island.

B. *These conditions do not generally apply to other properties in the vicinity.*

There are no other parcels of this size, with similar elevation fluctuations or wooded character, in the vicinity.

C. *Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and*

Due to the abundance of large trees on this site, it would be impossible to develop this property without the removal of these Grand Trees. Great care has been taken to preserve the best quality trees and only remove less-desirable trees, including those that are damaged, diseased, or dying.

D. *The authorization of the variance will not be of substantial detriment to adjacent property or to the public good.*

The removal of these trees will not adversely impact the adjacent properties. By removing the lower quality grand trees requested, room is given to better preserve the high quality grand trees on site and maintain their natural drainage patterns to the greatest extent practical. The site plan is maintaining 77 high quality grand trees and at least 252 non-grand trees. Mitigation, required by these removals, will significantly enhance the quality of the site. Furthermore, this development approach utilizes many "Light Imprint" stormwater strategies.

Overall, this project will be an asset to the area as it will maintain existing high quality trees, plant ample new trees, and showcase environmental stormwater drainage features.

Should you have any questions or need additional information, please feel free to call our office at (843) 884-1667.

SEAMON, WHITESIDE + ASSOCIATES

Michael Cain, ASLA
Land Planner IV



BOARD OF ZONING APPEALS - SITE DESIGN

City of Charleston
Thursday, October 15, 2020

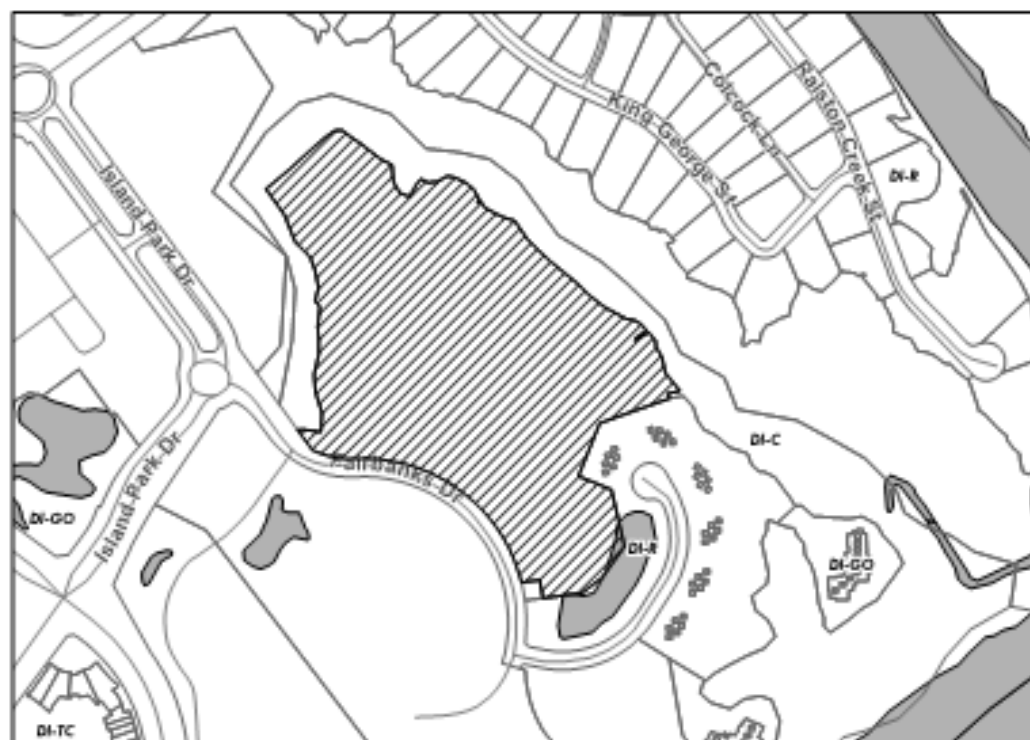
ITEM A 1

Fairbanks Dr

(Daniel Island)

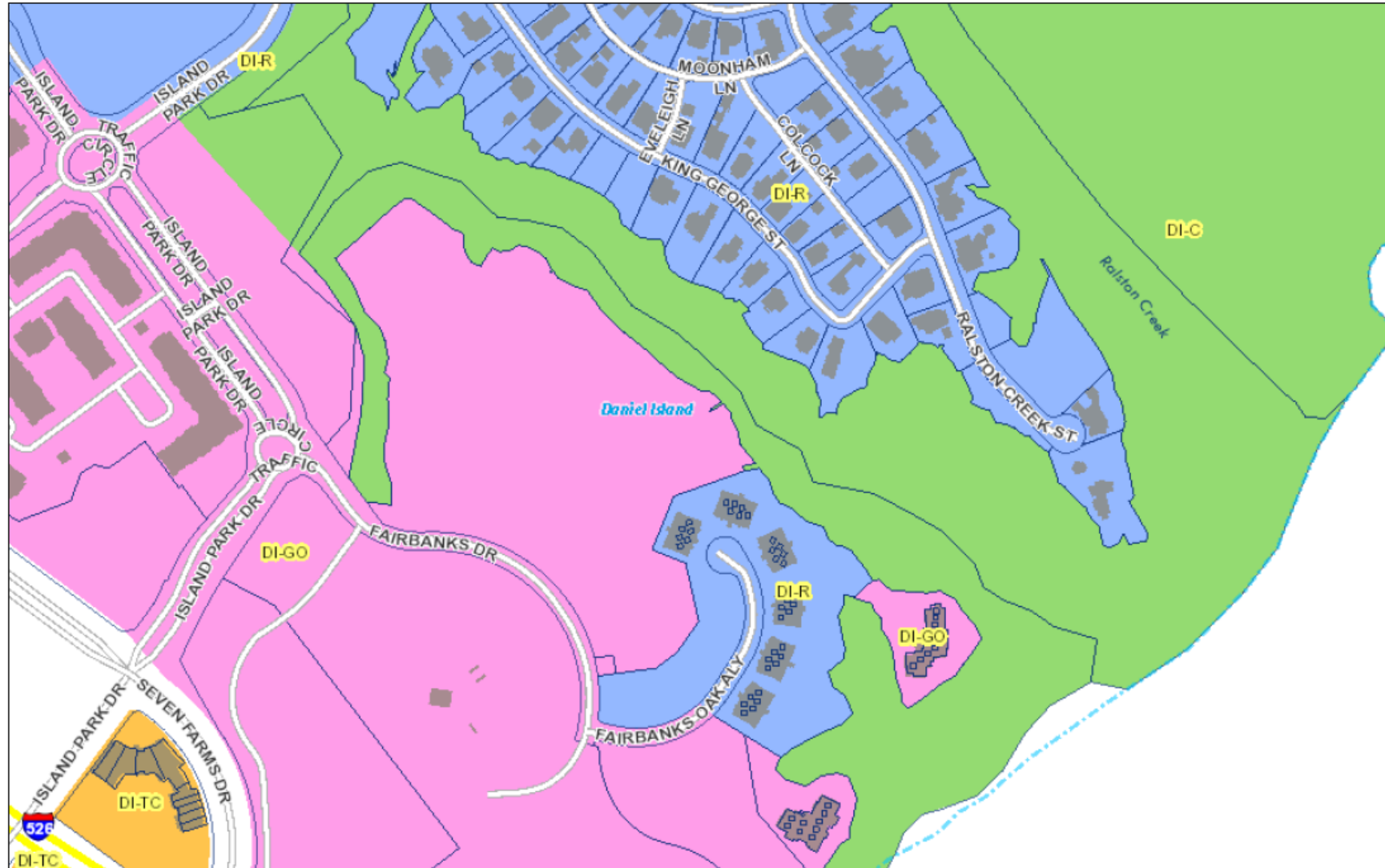
TMS# 271-00-00-010

ZONED DI-GO



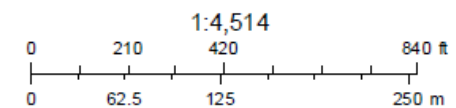
 Subject Property

Fairbanks Drive

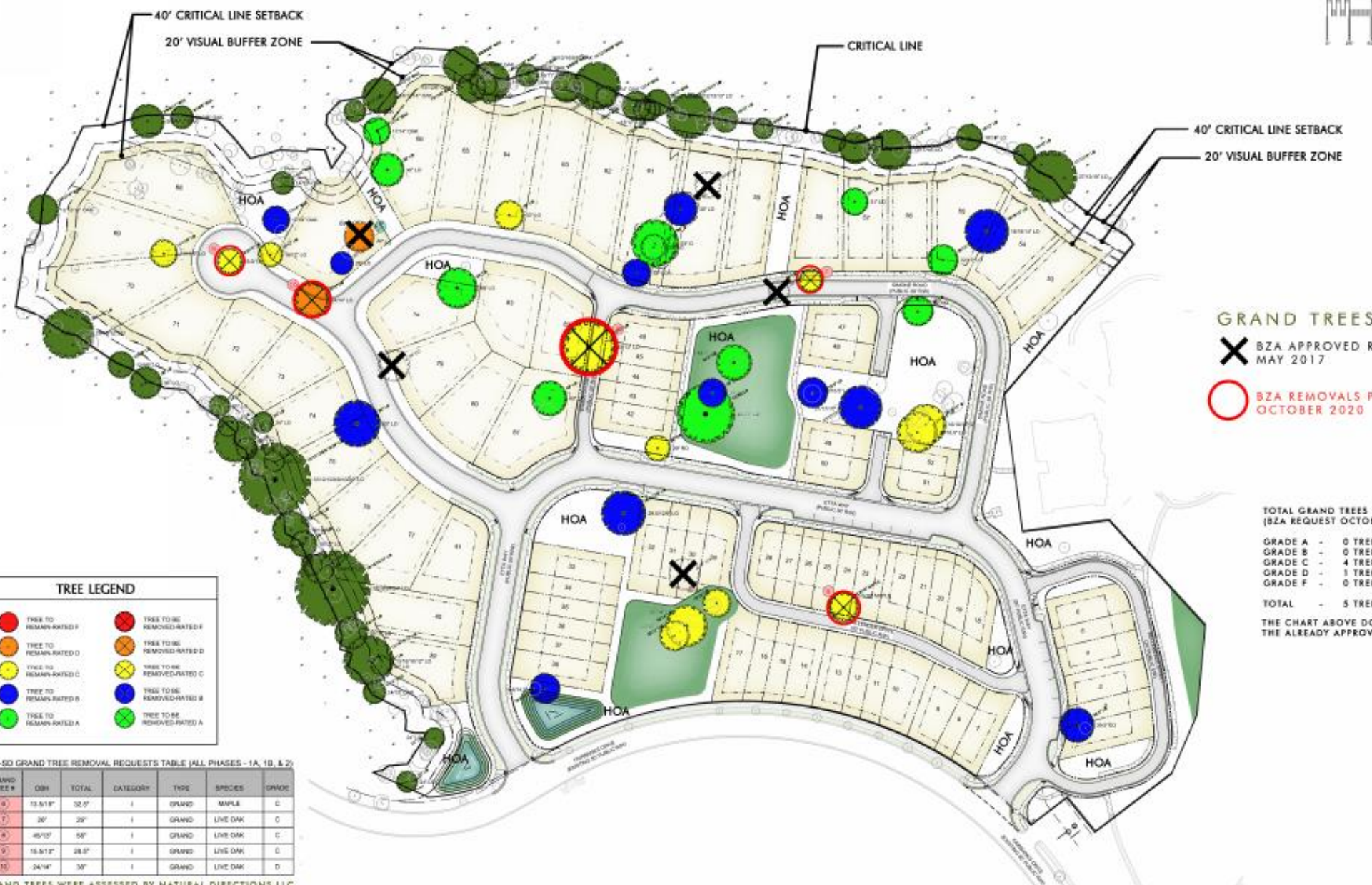


June 23, 2020

- | | | | |
|-----------------------|------------|------------|------------------|
| Neighborhood Councils | US Hwy | Streets | Parcels with TMS |
| Streets | State Hwy | Pedestrian | Footprint |
| Interstate | Major Road | Forest | |







TREE LEGEND

● TREE TO REMAIN RATED F	● TREE TO BE REMOVED RATED F
● TREE TO REMAIN RATED D	● TREE TO BE REMOVED RATED D
● TREE TO REMAIN RATED C	● TREE TO BE REMOVED RATED C
● TREE TO REMAIN RATED B	● TREE TO BE REMOVED RATED B
● TREE TO REMAIN RATED A	● TREE TO BE REMOVED RATED A

BZA-50 GRAND TREE REMOVAL REQUESTS TABLE (ALL PHASES - 1A, 1B, & 2)

GRAND TREE #	DBH	TOTAL	CATEGORY	TYPE	SPECIES	GRADE
6	13-18"	32.0'	I	GRAND	MAPLE	C
7	26"	29"	I	GRAND	LIVE OAK	C
8	40/32"	58"	I	GRAND	LIVE OAK	C
9	15-18"	28.5"	I	GRAND	LIVE OAK	C
10	24-44"	38"	I	GRAND	LIVE OAK	D

GRAND TREES WERE ASSESSED BY NATURAL DIRECTIONS LLC.

RESIDENTIAL SITE ACREAGE: 16.78 AC
 OPEN SPACE REQUIREMENT PER DPUD: 20% OF GROSS ACREAGE SHALL BE OPEN SPACE
 25% OF REQUIRED SHALL BE USABLE OPEN SPACE
 REQUIRED OPEN SPACE: 3.36 AC
 REQUIRED USABLE OPEN SPACE (25% OF REQUIRED): 0.84 AC

PROPOSED OPEN SPACE AND PONDS IN PHASES 1 & 2: 4.03 AC
 PROPOSED USABLE OPEN SPACE: 0.87 AC

CALCULATIONS DO NOT INCLUDE THE FCDA PARK PER CONCEPT PLAN: 3.526 AC

GRAND TREES

X BZA APPROVED REMOVALS
MAY 2017

○ BZA REMOVALS PROPOSED
OCTOBER 2020

TOTAL GRAND TREES TO BE REMOVED (BZA REQUEST OCTOBER 2020)

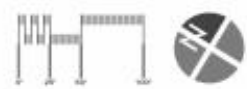
GRADE A	- 0 TREES	- 0 DBH
GRADE B	- 0 TREES	- 0 DBH
GRADE C	- 4 TREES	- 145 DBH
GRADE D	- 1 TREE	- 38 DBH
GRADE F	- 0 TREES	- 0 DBH
TOTAL	- 5 TREES	- 183 DBH

THE CHART ABOVE DOES NOT INCLUDE
THE ALREADY APPROVED TREE REMOVALS

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.

MARSHES AT DANIEL ISLAND SITE ANALYSIS / TREE GRADES EXHIBIT

STANLEY MARTIN HOMES
CITY OF CHARLESTON, SOUTH CAROLINA
AUGUST 24, 2020





TREE LEGEND			
	TREE TO REMAIN-RATED F		TREE TO BE REMOVED-RATED F
	TREE TO REMAIN-RATED D		TREE TO BE REMOVED-RATED D
	TREE TO REMAIN-RATED C		TREE TO BE REMOVED-RATED C
	TREE TO REMAIN-RATED B		TREE TO BE REMOVED-RATED B
	TREE TO REMAIN-RATED A		TREE TO BE REMOVED-RATED A

BZA-SD GRAND TREE REMOVAL REQUESTS TABLE (ALL PHASES - 1A, 1B, & 2)						
GRAND TREE #	DBH	TOTAL	CATEGORY	TYPE	SPECIES	SPACE
4	13.61"	32.5'	1	GRAND	MAPLE	C
7	26"	26'	1	GRAND	LIVE OAK	D
8	45.03"	56'	1	GRAND	LIVE OAK	C
9	15.81"	28.5'	1	GRAND	LIVE OAK	C
13	24.14"	30'	1	GRAND	LIVE OAK	D

GRAND TREES WERE ASSESSED BY NATURAL DIRECTIONS LLC.

RESIDENTIAL SITE ACREAGE: 16.78 AC
OPEN SPACE REQUIREMENT PER DPUD: 30% OF GROSS ACREAGE SHALL BE OPEN SPACE
25% OF REQUIRED SHALL BE USABLE OPEN SPACE
REQUIRED OPEN SPACE: 3.36 AC
REQUIRED USABLE OPEN SPACE (25% OF REQUIRED): 0.84 AC

PROPOSED OPEN SPACE AND PONDS IN PHASES 1 & 2: 4.03 AC
PROPOSED USABLE OPEN SPACE: 0.87 AC

CALCULATIONS DO NOT INCLUDE THE FOCAL PARK PER CONCEPT PLAN: 3.526 AC

- NON GRAND TREES
 - PROPOSED NONGRAND TREE TO REMAIN
- GRAND TREES
 - BZA APPROVED REMOVALS MAY 2017
 - BZA REMOVALS PROPOSED OCTOBER 2020
 - PROPOSED GRAND TREES TO REMAIN SINCE BZA-SD MEETING ON AUGUST 6, 2020

TOTAL GRAND TREES TO BE REMOVED (BZA REQUEST OCTOBER 2020)		
GRADE A	0 TREES	0 DBH
GRADE B	0 TREES	0 DBH
GRADE C	4 TREES	145 DBH
GRADE D	1 TREE	38 DBH
GRADE F	0 TREES	0 DBH
TOTAL	5 TREES	183 DBH

THE CHART ABOVE DOES NOT INCLUDE THE ALREADY APPROVED TREE REMOVALS

PRE-DEVELOPMENT NOTE:
94 TOTAL GRAND TREES
(SEE PROJECT HISTORY NOTE BELOW)

PROJECT HISTORY:
MAY 2017 - 5 GRAND TREES REQUESTED AND APPROVED FOR REMOVAL BY BOARD OF ZONING APPEALS+ 6 TALLOW TREES (ALL TALLOW TREES WERE GRADED "F")

OCTOBER 2020 - 5 ADDITIONAL GRAND TREE REMOVALS AND SAVING 1 TREE FROM THE ORIGINAL TREE REMOVAL BZA REQUEST FROM MAY 2017.

POST-DEVELOPMENT NOTE:
81 GRAND TREES TO REMAIN ON SITE (84.38% OF GRAND TREES TO REMAIN THROUGHOUT DEVELOPMENT SINCE PRE-DEVELOPMENT)

APPROXIMATELY 325 TOTAL PROTECTED TREES TO REMAIN (>19 PROTECTED TREES PER ACRE)

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.

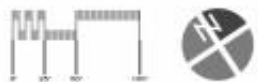


MARSHES AT DANIEL ISLAND SITE ANALYSIS / TREE GRADES EXHIBIT

STANLEY MARTIN HOMES
CITY OF CHARLESTON, SOUTH CAROLINA
AUGUST 24, 2020



HOA EASEMENTS - TO BE COORDINATED WITH STAFF DURING TRC REVIEW

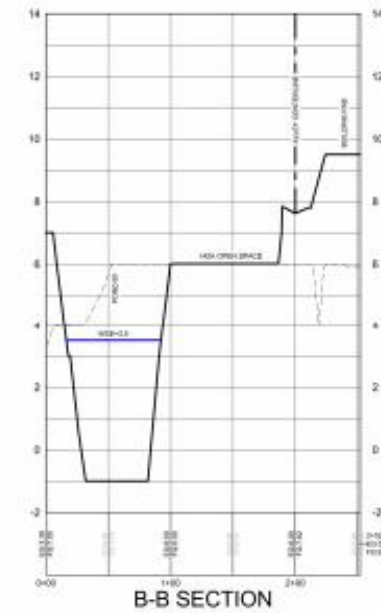
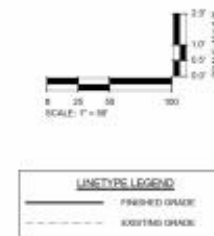
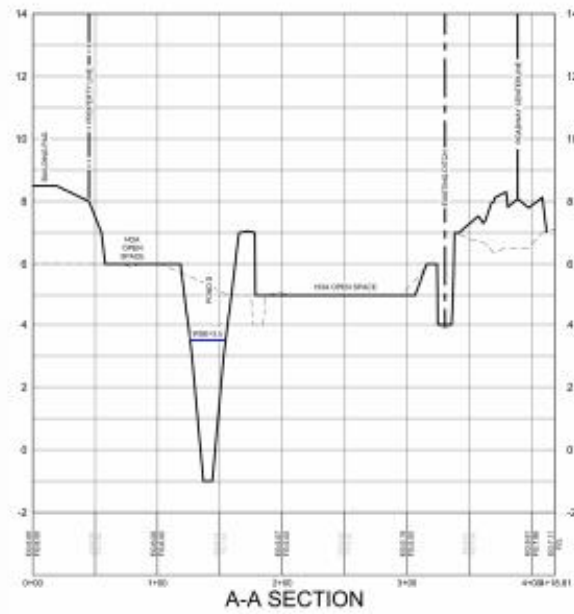
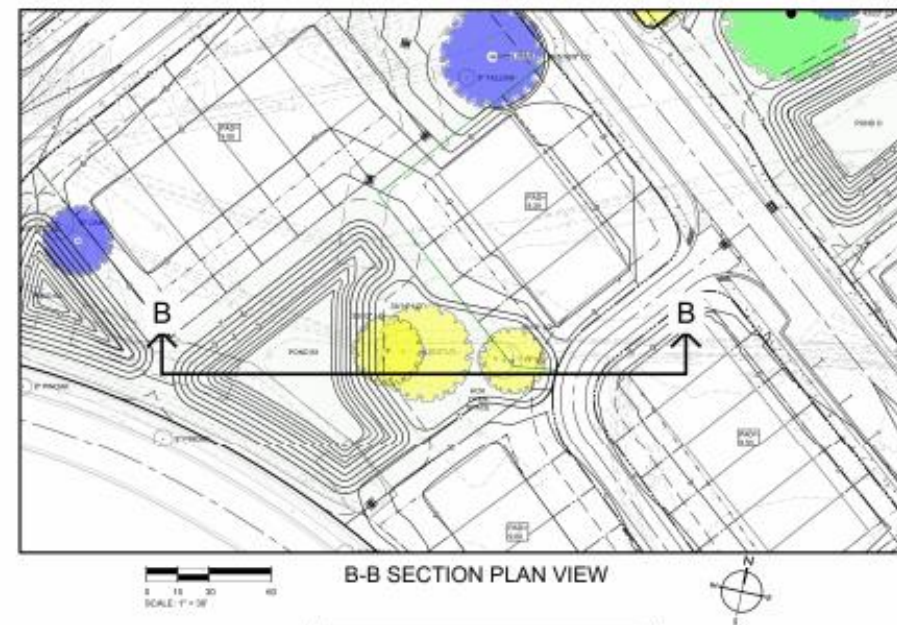


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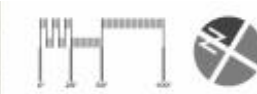


MARSHES AT DANIEL ISLAND
PRELIMINARY GRADING EXHIBIT

STANLEY MARTIN HOMES
CITY OF CHARLESTON, SOUTH CAROLINA
SEPTEMBER 17, 2020



NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.



TREE LEGEND

- TREE TO REMAIN RATED F
- TREE TO REMAIN RATED D
- TREE TO REMAIN RATED C
- TREE TO REMAIN RATED B
- TREE TO REMAIN RATED A
- TREE TO BE REMOVED RATED F
- TREE TO BE REMOVED RATED D
- TREE TO BE REMOVED RATED C
- TREE TO BE REMOVED RATED B
- TREE TO BE REMOVED RATED A

BZA-50 GRAND TREE REMOVAL REQUESTS TABLE (ALL PHASES - 1A, 1B, & 2)

GRAND TREE #	DBH	TOTAL	CATEGORY	TREE	SPECIES	GRADE
6	13.5" F	32.5'	1	GRAND	MAPLE	C
7	26"	26"	1	GRAND	LIVE OAK	D
8	40" F	58"	1	GRAND	LIVE OAK	C
9	19.5" F	28.5"	1	GRAND	LIVE OAK	C
33	24" F	38"	1	GRAND	LIVE OAK	D

GRAND TREES WERE ASSESSED BY NATURAL DIRECTIONS LLC.

RESIDENTIAL SITE ACREAGE: 16.78 AC
 OPEN SPACE REQUIREMENT PER DPUD: 20% OF GROSS ACREAGE SHALL BE OPEN SPACE
 25% OF REQUIRED SHALL BE USABLE OPEN SPACE
 REQUIRED OPEN SPACE: 3.36 AC
 REQUIRED USABLE OPEN SPACE (25% OF REQUIRED): 0.84 AC
 PROPOSED OPEN SPACE AND PONDS IN PHASES 1 & 2: 4.03 AC
 PROPOSED USABLE OPEN SPACE: 0.87 AC

CALCULATIONS DO NOT INCLUDE THE FOGAL PARK PER CONCEPT PLAN: 3.526 AC

HOA EASEMENTS TO BE COORDINATED WITH CITY STAFF DURING TRC REVIEW

TOTAL OF GRAND TREES TO BE REMOVED

GRADE A	- 0 TREES	- 0 DBH
GRADE B	- 0 TREES	- 0 DBH
GRADE C	- 4 TREES	- 145 DBH
GRADE D	- 1 TREE	- 38 DBH
GRADE F	- 0 TREES	- 0 DBH
TOTAL	- 5 TREES	- 183 DBH

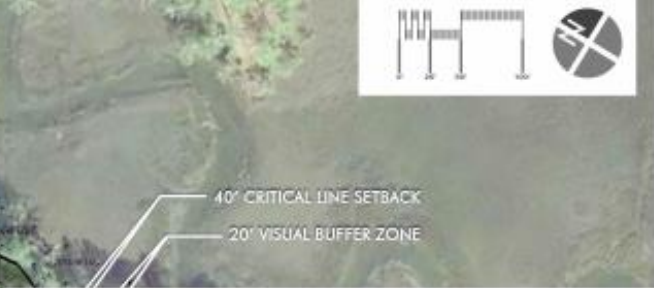
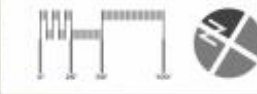
NOTE: 81 GRAND TREES REMAINING ON SITE (GRAND TREES REMOVALS ARE SUBJECT TO BZA-50 APPROVAL)

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.



MARSHES AT DANIEL ISLAND SITE ANALYSIS / TREE GRADE EXHIBIT

STANLEY MARTIN HOMES
 CITY OF CHARLESTON, SOUTH CAROLINA
 SEPTEMBER 17, 2020



NOTES:

- 9" TALLOW TREE CONNECTED TO MAPLE TRUNK BASE AREA (SEE BARK PHOTO).
- EVIDENCE OF DISEASE/ROT MORE THAN HALF WAY UP TREE.
- VINES WRAPPING TRUNK AND BRANCHES.
- ADJACENT TO EXISTING DITCH.

6 13.5/19' - MAPLE - 32.5' DBH - C GRADE



TREE LEGEND

● TREE TO REMAIN RATED F	● TREE TO BE REMOVED RATED F
● TREE TO REMAIN RATED D	● TREE TO BE REMOVED RATED D
● TREE TO REMAIN RATED C	● TREE TO BE REMOVED RATED C
● TREE TO REMAIN RATED B	● TREE TO BE REMOVED RATED B
● TREE TO REMAIN RATED A	● TREE TO BE REMOVED RATED A

BZA-SO GRAND TREE REMOVAL REQUESTS TABLE (ALL PHASES - 1A, 1B, & 2)

GRAND TREE #	DBH	TOTAL	CATEGORY	TYPE	SPECIES	GRADE
6	13.5/19'	32.5'	I	GRAND	MAPLE	C
7	26'	36'	I	GRAND	LIVE OAK	C
8	40/52'	58'	I	GRAND	LIVE OAK	C
9	15.5/22'	28.5'	I	GRAND	LIVE OAK	C
10	24/34'	38'	I	GRAND	LIVE OAK	D

GRAND TREES WERE ASSESSED BY NATURAL DIRECTIONS LLC.

RESIDENTIAL SITE ACREAGE: 16.78 AC
 OPEN SPACE REQUIREMENT PER D1 PUD: 20% OF GROSS ACREAGE SHALL BE OPEN SPACE
 25% OF REQUIRED SHALL BE USABLE OPEN SPACE
 REQUIRED OPEN SPACE: 3.36 AC
 REQUIRED USABLE OPEN SPACE (25% OF REQUIRED): 0.84 AC

PROPOSED OPEN SPACE AND PONDS IN PHASES 1 & 2: 4.03 AC
 PROPOSED USABLE OPEN SPACE: 0.87 AC

CALCULATIONS DO NOT INCLUDE THE FOCAL PARK PER CONCEPT PLAN: 3.526 AC



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MARSHES AT DANIEL ISLAND
SITE ANALYSIS / TREE GRADE EXHIBIT
 STANLEY MARTIN HOMES
 CITY OF CHARLESTON, SOUTH CAROLINA
 SEPTEMBER 17, 2020



TREE LEGEND

RED CIRCLE: TREE TO REMAIN-RATED F	RED CIRCLE WITH X: TREE TO BE REMOVED-RATED F
ORANGE CIRCLE: TREE TO REMAIN-RATED D	ORANGE CIRCLE WITH X: TREE TO BE REMOVED-RATED D
YELLOW CIRCLE: TREE TO REMAIN-RATED C	YELLOW CIRCLE WITH X: TREE TO BE REMOVED-RATED C
BLUE CIRCLE: TREE TO REMAIN-RATED B	BLUE CIRCLE WITH X: TREE TO BE REMOVED-RATED B
GREEN CIRCLE: TREE TO REMAIN-RATED A	GREEN CIRCLE WITH X: TREE TO BE REMOVED-RATED A

BZA-SO GRAND TREE REMOVAL REQUESTS TABLE (ALL PHASES - 1A, 1B, & 2)

GRAND TREE #	DBH	TOTAL	CATEGORY	TYPE	SPECIES	GRADE
6	13.61"	32.5'	1	GRAND	MAPLE	C
7	26"	29'	1	GRAND	LIVE OAK	C
8	40.10"	59'	1	GRAND	LIVE OAK	C
9	18.61"	28.5'	1	GRAND	LIVE OAK	C
10	24.14"	39'	1	GRAND	LIVE OAK	D

GRAND TREES WERE ASSESSED BY NATURAL DIRECTIONS LLC.

RESIDENTIAL SITE ACREAGE: 16.28 AC
 OPEN SPACE REQUIREMENT PER D1 PUD: 20% OF GROSS ACREAGE SHALL BE OPEN SPACE
 25% OF REQUIRED SHALL BE USABLE OPEN SPACE
 REQUIRED OPEN SPACE: 3.34 AC
 REQUIRED USABLE OPEN SPACE (25% OF REQUIRED): 0.84 AC
 PROPOSED OPEN SPACE AND PONDS IN PHASES 1 & 2: 4.03 AC
 PROPOSED USABLE OPEN SPACE: 0.87 AC
 CALCULATIONS DO NOT INCLUDE THE FOCAL PARK PER CONCEPT PLAN: 3.526 AC



NOTES:
 - VINES GROWING UP FROM TRUNK INTO BRANCHES.
 - MAJOR LEAN ON OVERALL TREE
 - BROKEN LIMBS

7 LIVE OAK - 26" DBH - C GRADE



NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.



MARSHES AT DANIEL ISLAND
SITE ANALYSIS / TREE GRADE EXHIBIT
 STANLEY MARTIN HOMES
 CITY OF CHARLESTON, SOUTH CAROLINA
 SEPTEMBER 17, 2020



GRAND TREES WERE ASSESSED BY NATURAL DIRECTIONS LLC.

RESIDENTIAL SITE ACREAGE: 16.78 AC
 OPEN SPACE REQUIREMENT PER D1 PUD: 20% OF GROSS ACREAGE SHALL BE OPEN SPACE
 25% OF REQUIRED SHALL BE USABLE OPEN SPACE
 REQUIRED OPEN SPACE: 3.36 AC
 REQUIRED USABLE OPEN SPACE (25% OF REQUIRED): 0.84 AC

PROPOSED OPEN SPACE AND PONDS IN PHASES 1 & 2: 4.03 AC
 PROPOSED USABLE OPEN SPACE: 0.87 AC

CALCULATIONS DO NOT INCLUDE THE POLAR PARK PER CONCEPT PLAN: 3.526 AC





TREE LEGEND

- | | |
|--|--|
| ● TREE TO REMAIN-RATED F | ● TREE TO BE REMOVED-RATED F |
| ● TREE TO REMAIN-RATED D | ● TREE TO BE REMOVED-RATED D |
| ● TREE TO REMAIN-RATED C | ● TREE TO BE REMOVED-RATED C |
| ● TREE TO REMAIN-RATED B | ● TREE TO BE REMOVED-RATED B |
| ● TREE TO REMAIN-RATED A | ● TREE TO BE REMOVED-RATED A |

GRAND TREE REMOVAL REQUESTS TABLE (ALL PHASES - 1A, 1B, & 2)

GRAND TREE #	DBH	TOTAL	CATEGORY	TYPE	SPECIES	GRADE
6	13.5/18"	32.5'	1	GRAND	MAPLE	C
7	26"	36"	1	GRAND	LIVE OAK	C
8	45/57"	56"	1	GRAND	LIVE OAK	C
9	15.5/17"	25.5'	1	GRAND	LIVE OAK	C
10	24/44"	36"	1	GRAND	LIVE OAK	D

GRAND TREES WERE ASSESSED BY NATURAL DIRECTIONS LLC.

RESIDENTIAL SITE ACREAGE: 16.78 AC
 OPEN SPACE REQUIREMENT PER D17UD: 20% OF GROSS ACREAGE SHALL BE OPEN SPACE
 25% OF REQUIRED SHALL BE USABLE OPEN SPACE
 REQUIRED OPEN SPACE: 3.36 AC
 REQUIRED USABLE OPEN SPACE (25% OF REQUIRED): 0.84 AC
 PROPOSED OPEN SPACE AND PONDS IN PHASES 1 & 2: 4.03 AC
 PROPOSED USABLE OPEN SPACE: 0.87 AC
 CALCULATIONS DO NOT INCLUDE THE FOCAL PARK PER CONCEPT PLAN: 3.526 AC



NOTES:
 - UNDERMINED
 - LEANING

±0 24/14" LIVE OAK 38" DBH D GRADE



NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.



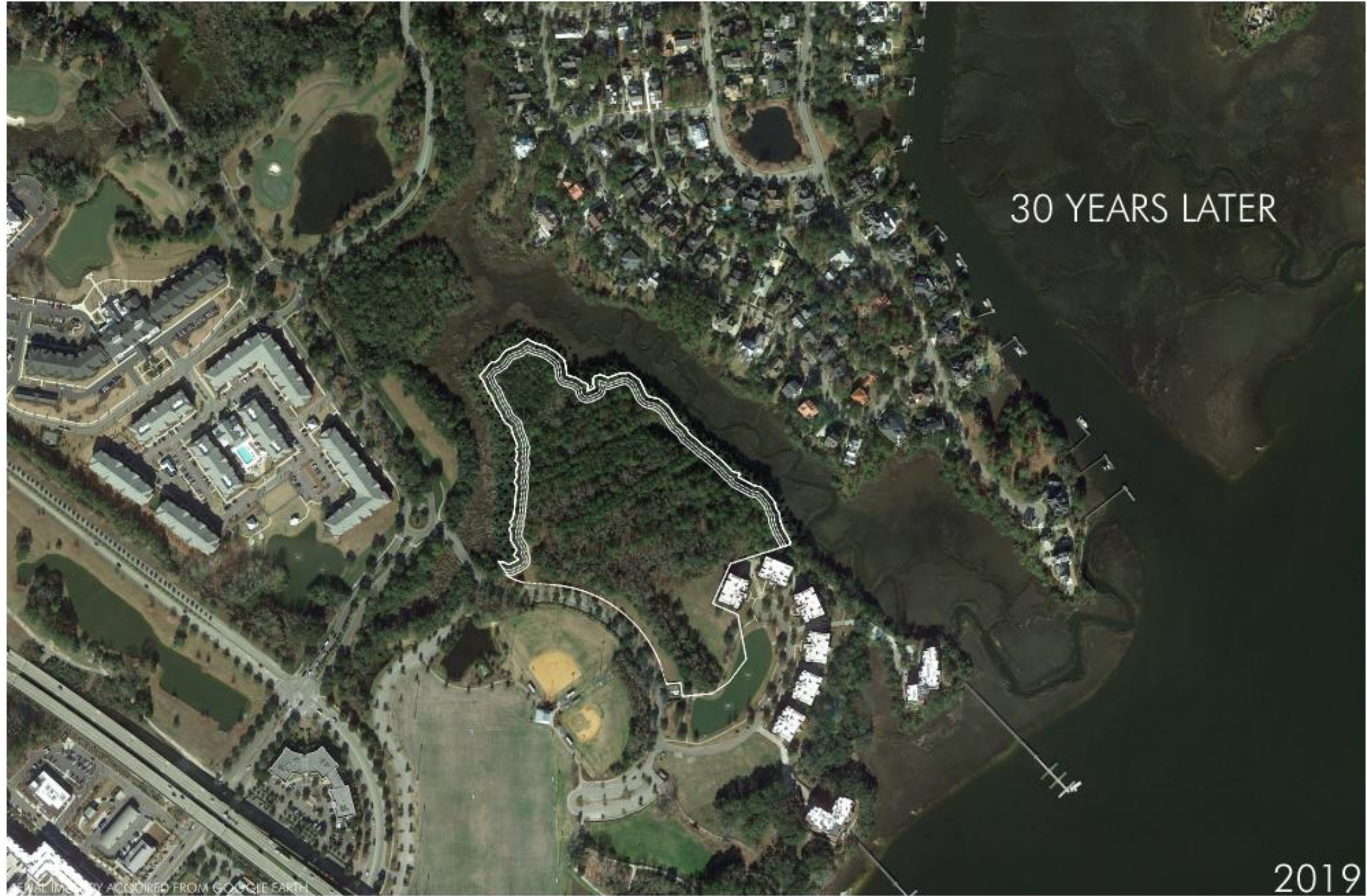
MARSHES AT DANIEL ISLAND
 SITE ANALYSIS / TREE GRADE EXHIBIT
 STANLEY MARTIN HOMES
 CITY OF CHARLESTON, SOUTH CAROLINA
 SEPTEMBER 17, 2020



EXHIBIT NOT TO SCALE - ADDITIONAL BUFFER TO BE COORDINATED DURING TRC REVIEW.







30 YEARS LATER

2019

Agenda Item #B-1

735 KING STREET

(North Central)

TMS # 460-03-02-006

Request a variance from Sec. 54-327 to allow the removal of one protected tree.

Zoned GB



Instructions – Submit this application, along with the required information and fee, to the Permit Center at 2 George Street. **Applications are due by 12 Noon on the deadline date and must be complete to be accepted and placed on an agenda.** A sign will be posted on the property, and a public hearing will be conducted by the Board of Zoning Appeals–Site Design. **Permits authorized by the Board cannot be issued during a five (5) business day appeal period following the decision of the Board.** An appeal to the Board during this five (5) business day appeal period stays all further action on the application.

THE APPLICANT HEREBY REQUESTS:

- ☐ A Variance and/or Special Exception as explained on page 2 of this form.
☒ Tree Removal ☐ Landscaping/buffers ☐ Parking surface ☐ Other _____
☐ Reconsideration of a decision of the Board or action of a zoning official (attach Appeal form).
☐ Extension of an unexpired Variance and/or Special Exception approval.

MEETING DATE REQUESTED: October 07, 2020

Property Address 735 King Street TMS # 460-03-02-006

Property Owner Lodi Coffee, LLC Daytime Phone 704.779.1085

Applicant Erica Chase - Stantec Daytime Phone 843.371.0781

Applicant's Mailing Address 4969 Centre Pointe Drive Suite 200 North Charleston, SC 29418

E-mail Address erica.chase@stantec.com

Relationship of applicant to owner (same, representative, prospective buyer, other) Civil Engineer

Zoning of property GB - General Business

Information required with application: (check information submitted)

- ☒ Scaled site plan or plat showing the variance(s) or special exception(s) being requested (3 sets)
☒ Photographs of the site, grand trees to be removed, quality trees to be saved by removing others, etc.
☒ For requests to remove trees, evaluations/reports from certified or qualified arborists
☒ Check, credit card or cash (make checks payable to the City of Charleston)
☐ YES or ☒ NO - Is this Property restricted by any recorded covenant that is contrary to, conflicts with or prohibits the proposed land use encompassed in this permit application? § 6-29-1145 of the South Carolina Code of Laws

Optional but very helpful information:

- ☐ Letters or petitions from neighbors or organizations directly affected by your request

I certify that the information on this application and any attachments is correct, that the proposed improvement(s) comply with private neighborhood covenants, if there are any, and that I am the owner of the subject property or the authorized representative of the owner. I authorize the subject property to be posted with a notice of the hearing before the Board and inspected.

Applicant Erica Chase Date Sept 04, 2020

For office use only

Date application received _____ Fee \$ _____ Time application received _____
 Staffperson _____ Receipt # _____

For **Variance** requests, applicants should list the specific variance(s) being requested and, if possible, explain how the variance test that follows is met (add as an attachment if necessary):

This site is 0.20 acres which requires 3 trees to be protected (15 trees per acre) by ordinance. We are requesting removal of 1

of the 3 existing protected trees. With the site location downtown and on such a small/infill parcel, the ordinance would not allow the removal

of any protected trees from the site. The current plan is requesting to remove 1 protected tree. A drive thru and walk up coffee shop is proposed

for the site. The unique and extraordinary requirements by SCDOT and City Traffic & Transportation Department to contain all stacking within the site during projected peak times of use has driven the site plan - including a required secondary drive thru lane. Permeable pavement will be utilized in the design. The authorization of this tree removal will not be of substantial detriment to the public good or adjacent properties, as the property aesthetics will be greatly enhanced through the redevelopment of the site. Furthermore, a planted buffer will be implemented along the rear of the property and new trees will be planted along King Street.

Variance Test: The Board of Zoning Appeals-Site Design is authorized to approve a variance from the requirements of the Zoning Ordinance when strict application of the provisions of the ordinance would result in unnecessary hardship. A variance may be granted in an individual case of unnecessary hardship if the Board makes the following findings:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
2. These conditions do not generally apply to other property in the vicinity;
3. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
4. The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

In granting a variance, the Board may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare. (SC Code of Laws Section 6-29-800)

For **Special Exception** requests, applicants should list the specific approval(s) being requested and include documentation to demonstrate compliance with the relevant special exception requirements of the Zoning Ordinance, such as Sec. 54-329, Sec. 54-511(b), or Sec. 54-513 (add as an attachment if necessary):

All approvals of the Board shall remain valid for two (2) years from the approval date, unless extended in accordance with the provisions of Article 9, Part 5 of the zoning ordinance. Applicants may not apply for the same request that has been denied by the Board until a period of six (6) months has lapsed.

BOARD OF ZONING APPEALS - SITE DESIGN

City of Charleston

Thursday, October 15, 2020

ITEM B 1

735 King St.

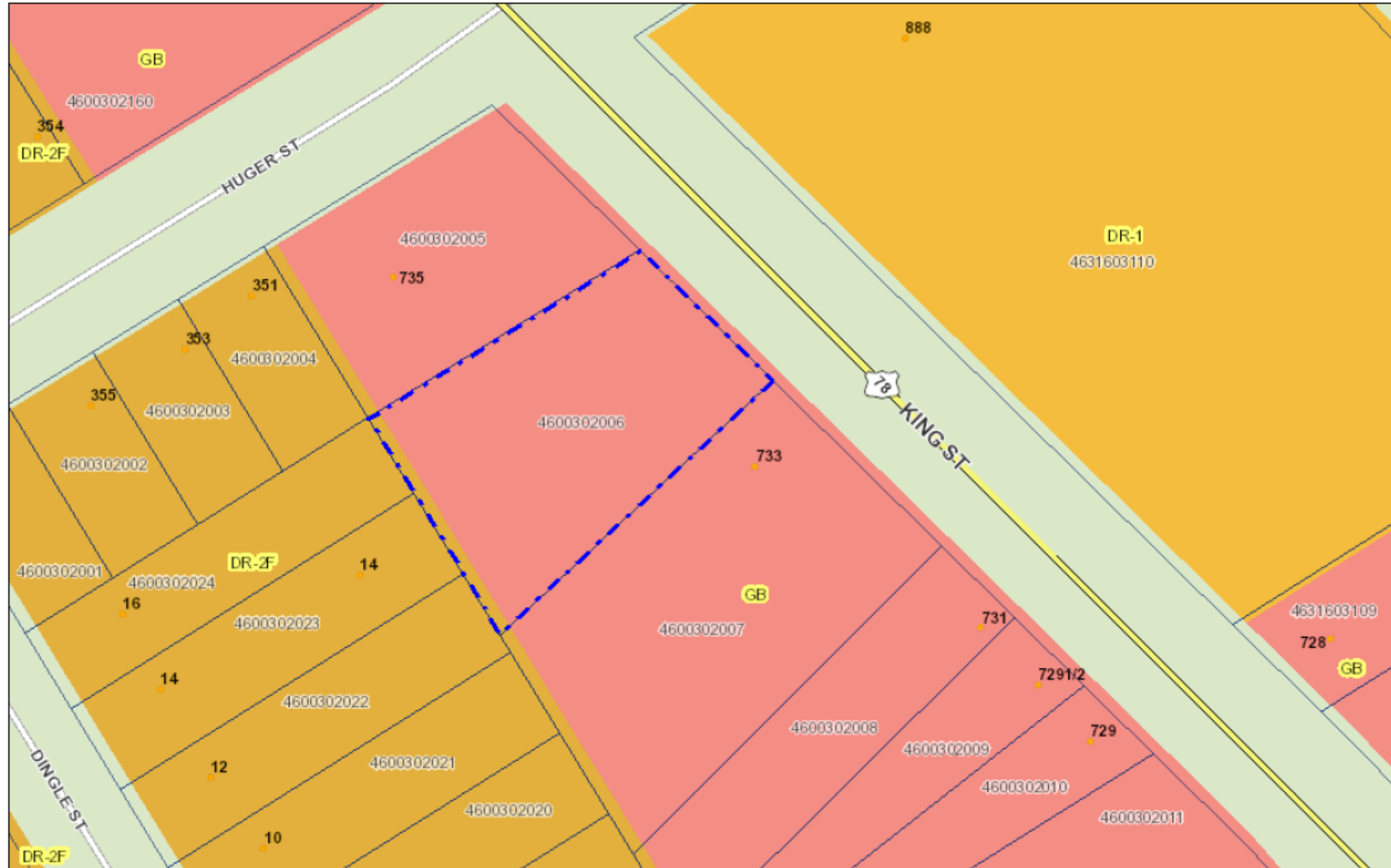
(North Central)

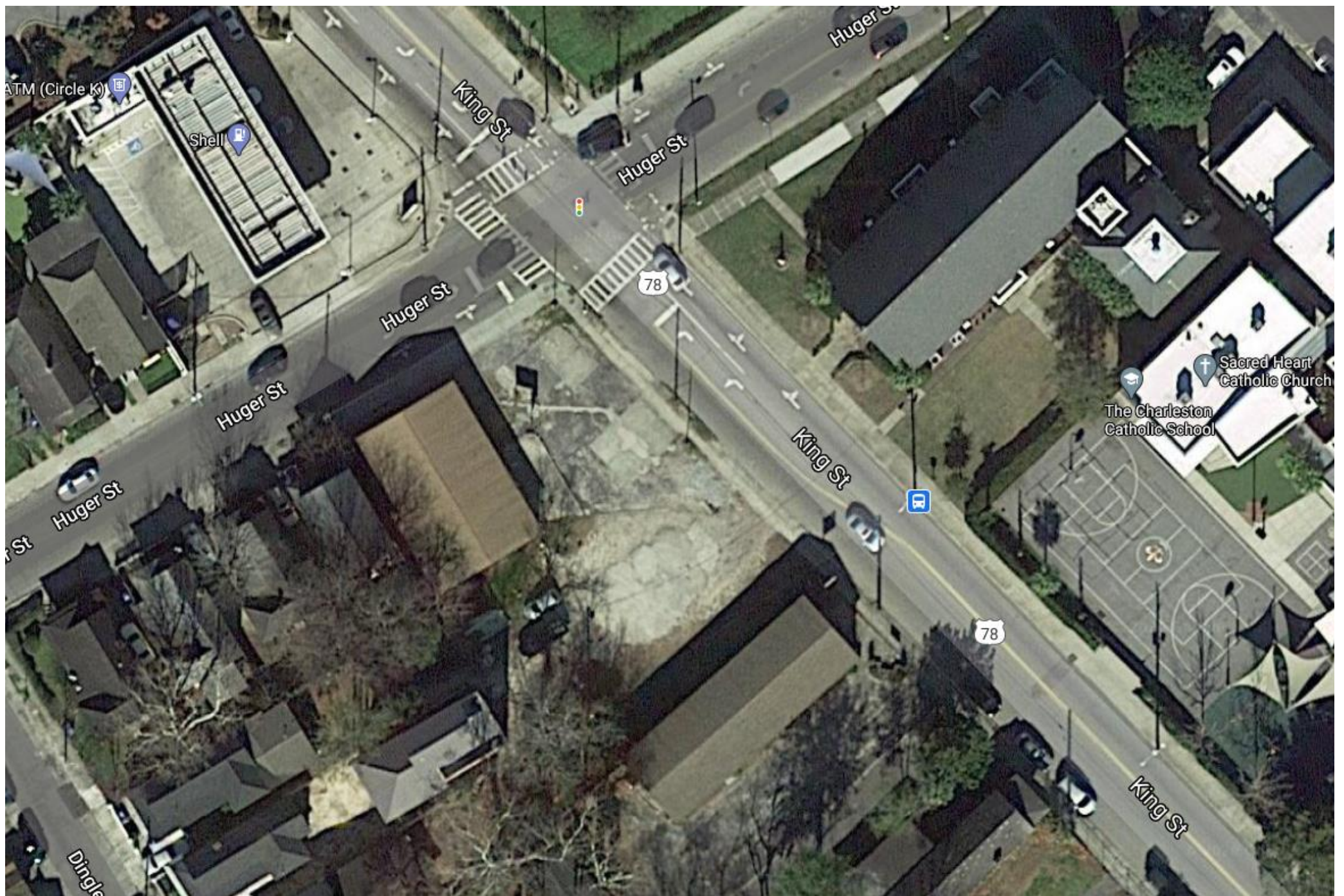
TMS# 460-03-02-006

ZONED GB



 Subject Property

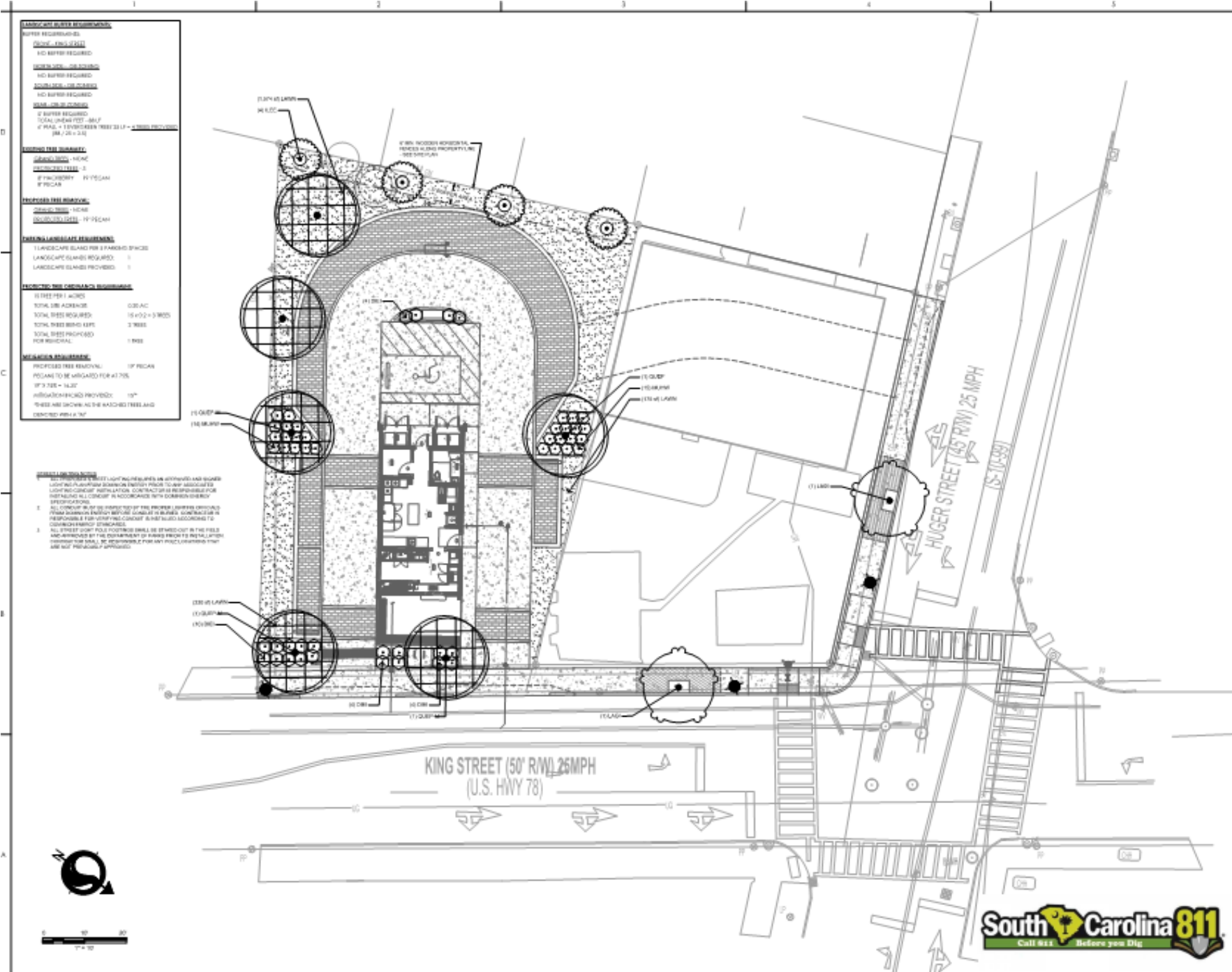






Scale
1" = 10' - 0"

Drawing No.
C9.0



To:	Eric Schultz	From:	Jamie Hairfield, PLA, ISA Certified Arborist
	City of Charleston		Stantec – North Charleston Office
File:	178420946 – Lodi Coffee	Date:	September 2, 2020

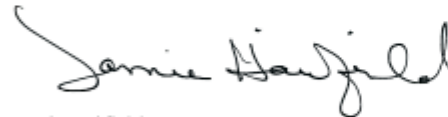
Reference: Tree Evaluation

A site visit was conducted on Tuesday, July 7, 2020 to verify the size and evaluate the health of the 19" Pecan tree proposed to be removed.

The tree is in fair condition. There is evidence that vines have been allowed to grow around the trunk and into the canopy of the tree. There are signs of broken limbs, as shown in the below images.

For a healthy pecan species, the recommended planting distance from any structure or pavement is typically 30'. With the proposed use and plan, this distance cannot be achieved. Furthermore, it is not an ideal species immediately abutting an urban commercial development.

By removing this tree, the site plan will remove more the 25% of the protected trees on site. It is our recommendation to remove the tree and mitigate on site. Please review and let me know if you have any questions.

STANTEC CONSULTING SERVICES INC.


Jamie Hairfield, PLA, ASLA
Landscape Architect
Phone: (843) 740-6334
Fax: (843) 740-7707
Jamie.Hairfield@stantec.com

Attachment: Tree photographs

September 2, 2020
Eric Schultz
Page 2 of 3

Reference: Tree Evaluation
19" Pecan Tree


Reference: Tree Evaluation



Agenda Item #B-2

MAYBANK HIGHWAY

(Johns Island)

TMS # 313-00-00-306, 307 & 031

Request a variance from Sec. 54-327 to allow the removal of one grand tree.

Request a variance from Sec. 54-330 to allow a reduced impervious surface setbacks
near the bases of four grand trees.

Zoned PUD

WITHDRAWN

Agenda Item #B-3

2228 N. WESTCHESTER DRIVE
(West Ashley)
TMS # 309-15-00-001 & 069

Request a one-year extension of the special exception granted by the Board on 10/3/18;
Request a special exception from Sec. 54-513 to allow a reduction of the OCRM Critical Line Buffer.

Zoned LI



City of Charleston

Instructions – Submit this application, along with the required information and fee, to the Permit Center at 2 George Street. **Applications are due by 12 Noon on the deadline date and must be complete to be accepted and placed on an agenda.** A sign will be posted on the property, and a public hearing will be conducted by the Board of Zoning Appeals-Site Design. **Permits authorized by the Board cannot be issued during a five (5) business day appeal period following the decision of the Board.** An appeal to the Board during this five (5) business day appeal period stays all further action on the application.

THE APPLICANT HEREBY REQUESTS:

- ☐ A Variance and/or Special Exception as explained on page 2 of this form.
☐ Tree Removal ☐ Landscaping/buffers ☐ Parking surface ☐ Other _____
☐ Reconsideration of a decision of the Board or action of a zoning official (attach Appeal form).
☒ Extension of an unexpired Variance and/or Special Exception approval.

MEETING DATE REQUESTED: 10-07-2020

Property Address 2228 N. Westchester Dr. Charleston, SC 29414 TMS # 309-15-00-069, -001

Property Owner St Andrew's PSD c/o Christie Holderness Daytime Phone 843-556-6310

Applicant HLA, Inc. Daytime Phone 843-763-1166

Applicant's Mailing Address 29A Leinbach Drive, Charleston, SC 29407

E-mail Address rwilliams@hlainc.com

Relationship of applicant to owner (same, representative, prospective buyer, other) Representative

Zoning of property LI

Information required with application: (check information submitted)

- ☐ Scaled site plan or plat showing the variance(s) or special exception(s) being requested (3 sets)
☐ Photographs of the site, grand trees to be removed, quality trees to be saved by removing others, etc.
☐ For requests to remove trees, evaluations/reports from certified or qualified arborists
☐ Check, credit card or cash (make checks payable to the City of Charleston)
☐ YES or ☐ NO - Is this Property restricted by any recorded covenant that is contrary to, conflicts with or prohibits the proposed land use encompassed in this permit application? § 6-29-1145 of the South Carolina Code of Laws

Optional but very helpful information:

- ☐ Letters or petitions from neighbors or organizations directly affected by your request

I certify that the information on this application and any attachments is correct, that the proposed improvement(s) comply with private neighborhood covenants, if there are any, and that I am the owner of the subject property or the authorized representative of the owner. I authorize the subject property to be posted with a notice of the hearing before the Board and Inspected.

Applicant [Signature] Date 9-17-2020

For office use only
 Date application received _____ Fee \$ _____ Time application received _____
 Staffperson _____ Receipt # _____

Department of Planning, Preservation & Sustainability 2 George Street Charleston, South Carolina 29401
 (843) 724-3781 FAX (843) 724-3772 www.charleston-sc.gov

For **Variance** requests, applicants should list the specific variance(s) being requested and, if possible, explain how the variance test that follows is met (add as an attachment if necessary):

Variance Test: The Board of Zoning Appeals-Site Design is authorized to approve a variance from the requirements of the Zoning Ordinance when strict application of the provisions of the ordinance would result in unnecessary hardship. A variance may be granted in an individual case of unnecessary hardship if the Board makes the following findings:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
2. These conditions do not generally apply to other property in the vicinity;
3. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
4. The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

In granting a variance, the Board may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare. (SC Code of Laws Section 6-29-800)

For **Special Exception** requests, applicants should list the specific approval(s) being requested and include documentation to demonstrate compliance with the relevant special exception requirements of the Zoning Ordinance, such as Sec. 54-329, Sec. 54-511(b), or Sec. 54-513 (add as an attachment if necessary):

The applicant is asking for a Special Exception request for section 54-513 for exceptions to buffer

requirements regarding the requirements in Section 54-347.1 for a reduction to the Critical Line Buffer.

Please see the attached stormwater management plans and water quality statement.

All approvals of the Board shall remain valid for two (2) years from the approval date, unless extended in accordance with the provisions of Article 9, Part 5 of the zoning ordinance. Applicants may not apply for the same request that has been denied by the Board until a period of six (6) months has lapsed.

BOARD OF ZONING APPEALS - SITE DESIGN

City of Charleston

Thursday, October 15, 2020

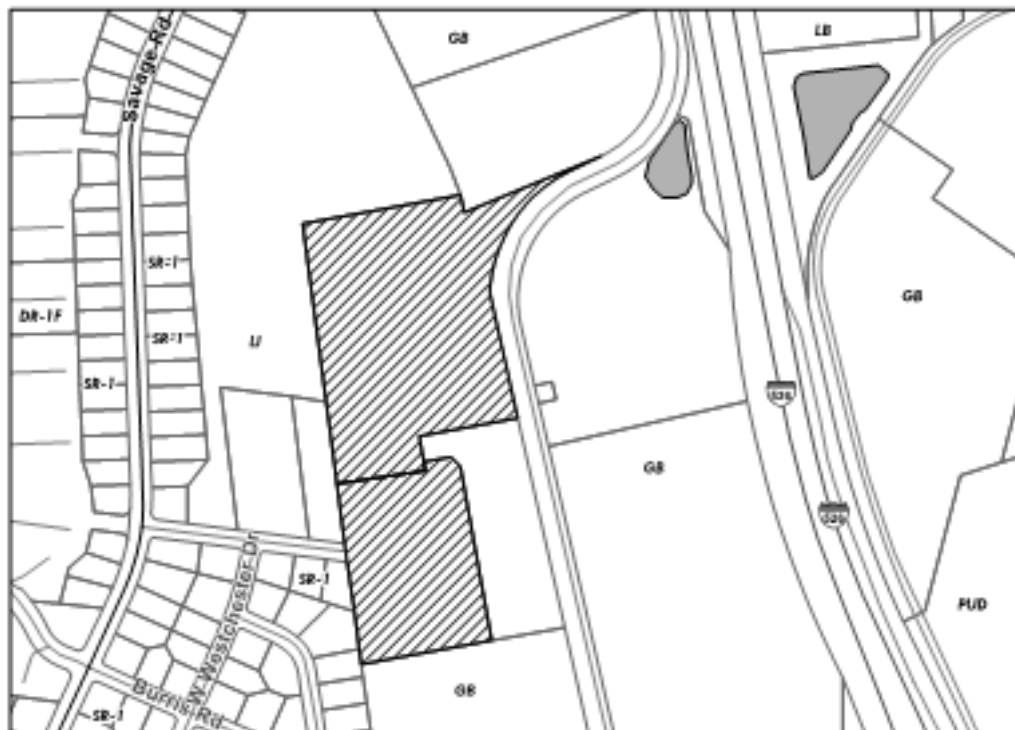
ITEM B 3

2228 N. Westchester Dr.

(West Ashley)

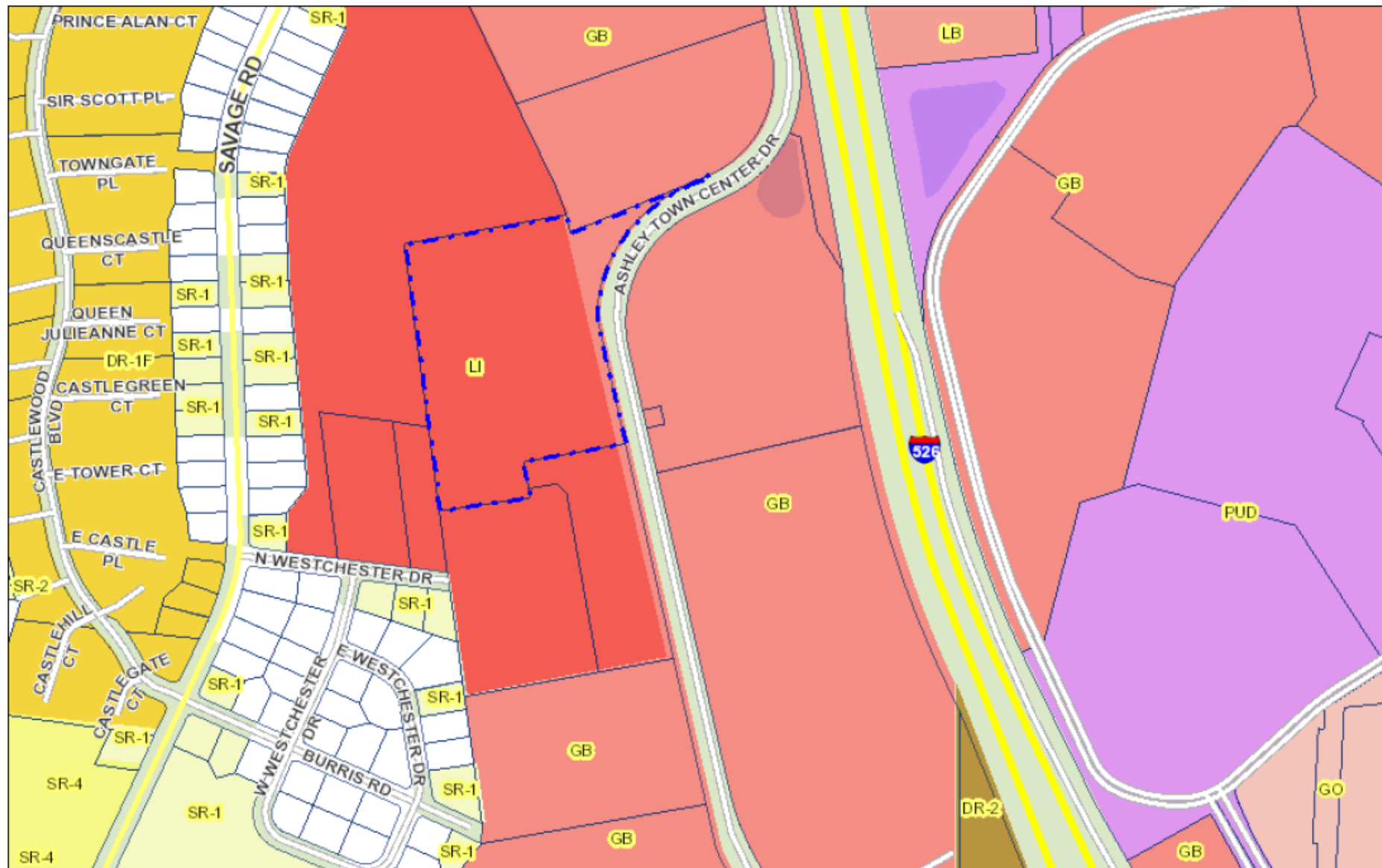
TMS# 309-15-00-001 & 069

ZONED LI

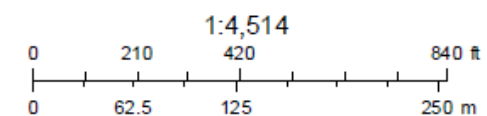


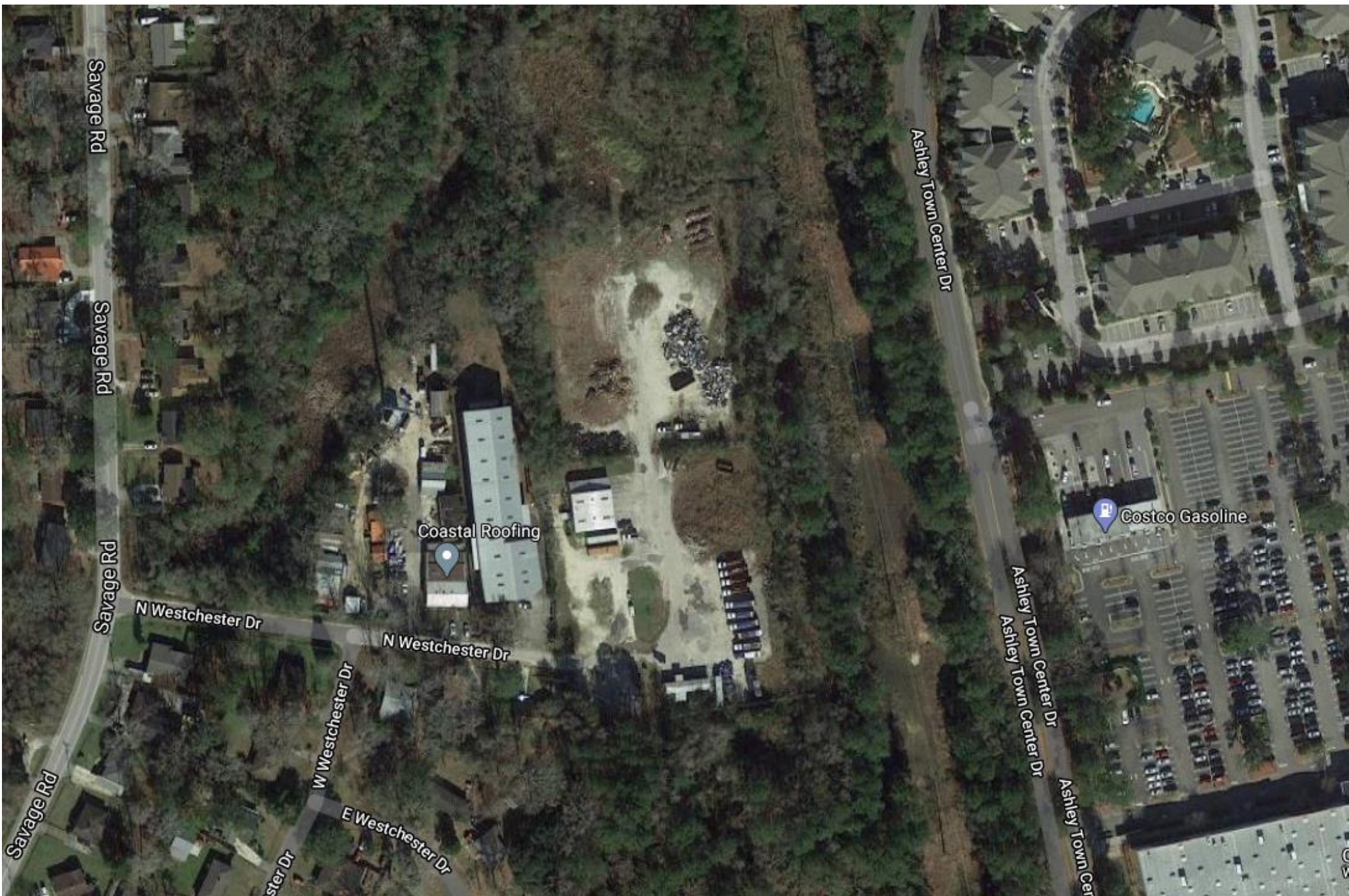
 Subject Property

2228 N. Westchester Drive



October 6, 2020







DEVELOPMENT SUMMARY:

TIME: 300-10-00-000 R -000

ADDRESS: N. Westchester Road
Charleston, SC 29407

ACREAGE SUMMARY: 33.308 ACRES (Gross)
Net: 10.114 Acres
Below Critical Line: 2.503 Acres
Agricultural Wetlands: 2.335 Acres
Non-Agricultural Wetlands: 0.534 Acres
Lunar Conveyance: 0.922 Acres
Total: 33.308 Acres

PROJECT AREA: 4.2 ACRES

ZONING: Existing Zoning: U

PROPOSED USE: Environmental Services Facility

DETERMINES:
FRONT: 300
REAR: 0'
SOUTHERLY: WEST: 0'
NORTHERLY: EAST: 0'

MAXIMUM BUILDING COVERAGE - 50%
MAXIMUM HEIGHT - 55'

THE PROPERTY IS LOCATED IN FLOOD ZONE AE (OE, 11) AS PER FEMA FLOOD MAP NUMBER 45010C0401, COMMUNITY PANEL 450410 DATE 2, EFFECTIVE DATE NOVEMBER 17, 2004.

STORMWATER MANAGEMENT PLANS

FOR

ST. ANDREWS PSD ENVIRONMENTAL SERVICES FACILITY

LOCATED IN

WEST ASHLEY, CITY OF CHARLESTON,
CHARLESTON COUNTY, SOUTH CAROLINA



LOCATION MAP
NOT TO SCALE



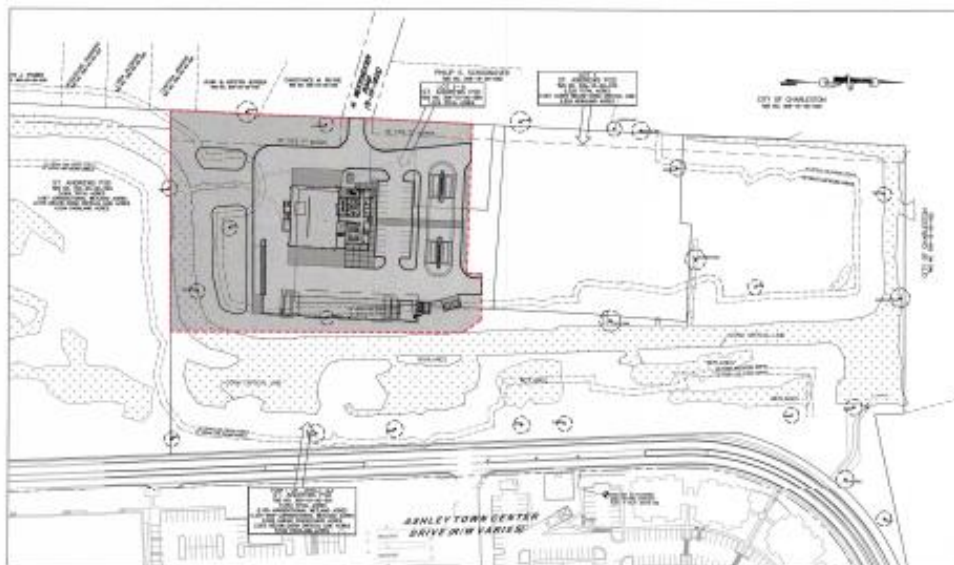
SURVEYING • WETLAND PERMITTING • LAND PLANNING
CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE
200 Lakeside Dr., Charleston, SC 29407 / 843.753.1556 / www.hla.com



COVER SHEET
ST. ANDREWS PSD
ENVIRONMENTAL SERVICES FACILITY
CITY OF CHARLESTON, CHARLESTON COUNTY, S.C.

PROJECT #
14025.50
DATE: 05-29-2018
SCALE:
DESIGN: RGV
DRAWN:
CHECK:

REVISIONS
SHEET
1 of 4



SITE LAYOUT
SCALE: 1"=100'

REGULATORY AGENCY & UTILITY CONTACTS

1. ZONING: CITY OF CHARLESTON PLANNING
CONTACT: LEE BAYBELLER
PHONE: (843) 754-3754
2. SEWERAGE: CITY OF CHARLESTON
CONTACT: MATTHEW BLACKWELL
PHONE: (843) 579-7073
3. WSA: CITY OF CHARLESTON
CONTACT: EDEEN BROWN
PHONE: (843) 754-2120
4. WSA/SCM: CHARLESTON COUNTY
CONTACT: SHARON JONES, P.E.
PHONE: (843) 953-0240
5. TRANSPORTATION (CITY): CITY OF CHARLESTON TRAFFIC
AND TRANSPORTATION
CONTACT: MICHAEL MATTHEW
PHONE: (843) 754-7370
6. WATER & SEWER: CHARLESTON WATER SYSTEM
CONTACT: STEVE SWEN
PHONE: (843) 727-0560
7. POWER: SCANA
CONTACT: DALE THOMPSON
PHONE: (843) 578-6450
8. GAS: SCNG
CONTACT: DUSTIN M. SWAN & JIMMY HORN
PHONE: (843) 578-0450 & (843) 578-0450
9. ROAD (STATE): S.C. DEPT. OF TRANSPORTATION (SDOT)
CONTACT: ALEXIS D. FLEMING, P.E.
PHONE: (843) 744-6702

TABLE OF CONTENTS

SHEET NO.	TITLE
1	COVER SHEET
2	EXISTING CONDITIONS
3	CONCEPTUAL SITE LAYOUT
4	CONCEPTUAL GRADING & DRAINAGE PLAN

NOTE: PRIOR TO COMMENCEMENT OF CLEARING, GRUBBING, OR GRADING, THE CONTRACTOR SHALL NOTIFY DESIGN CONSULT, RELEVANT AND OBTAIN APPROVAL OF THESE MEASURES FROM THE CITY OF CHARLESTON AND THE C.O.M. THE CONTRACTOR IS ADVISED TO NOTIFY THEIR AGENCY IN WRITING A MINIMUM OF 7 DAYS PRIOR TO BEGINNING OF THE PROPOSED SCHEDULE.

NOTE: A COVENANT FOR PERMANENT MAINTENANCE OF STORMWATER FACILITIES FORM AND 40-RECYCLED PAPER FOR STORMWATER MANAGEMENT FACILITIES MUST BE COMPLETED IN ACCORDANCE WITH CITY OF CHARLESTON SPECIFICATIONS BEFORE ROADWAY EXCAVATION AND A NOTICE OF TERMINATION OF THE CONSTRUCTION GENERAL PERMIT WILL BE AFFORDED.

ENVIRONMENTAL
ST. ANDREWS PSD
1775 Ashley River Road
Charleston, SC 29407
Contact: Christie Holderness
Phone: (843) 556-6310

CIVIL ENGINEER:
HLA, INC.
204 Leitchbach Drive
Charleston, SC 29407
Contact: Ryan G. Williams, PE
Phone: (843) 763-1146

LANDSCAPE ARCHITECT:
HLA, INC.
204 Leitchbach Drive
Charleston, SC 29407
Contact: Andrew Todd-Burke, ASLA, PLA
Phone: (843) 763-1146



August 29, 2018

Mr. Eric Schultz
City of Charleston, Zoning Division
2 George Street
Charleston, SC 29401

RE: St. Andrews PSD Environmental Services Facility

Dear Mr. Schultz,

St. Andrews PSD Environmental Services Facility is a proposed facility that will service environmental division trucks and equipment for the use of the St. Andrews Public Service District. The site is located at the end of North Westchester Road, on the west side of Ashley Town Center Drive, north of the intersection of Savannah Highway (US Hwy 17), in West Ashley. The site is located on TMS# 309-15-00-069 and -001. The proposed development encroaches into the required 40' critical line buffer and 10' building setback. We are requesting an exception to the buffer requirement and the accompanying Pollutant Loading Comparison Study will demonstrate per Section 54-513 that the development as proposed will have no greater impact to the water quality of the critical area than if the buffer remained in place.

The western portion of the parking lot and enclosed restrooms for a covered parking area will encroach within the critical line buffer. The stormwater runoff from the developed portions of the site will be collected and routed through a pre-fabricated water quality device(s), which will remove pollutants from the runoff before discharging to the onsite critical area. In addition to the water quality devices the site will utilize wet detention ponds to meet peak discharge rates as required by the City of Charleston MS4. The wet detention ponds will provide additional pollutant removal and will outfall through a pre-fabricated water quality device. The proposed development will also incorporate native grasses in place of turf grasses where feasible to further reduce pollutant loads.

This letter has been prepared to state to the best of my knowledge and belief, that if constructed per the manufacturer's specifications and maintained properly, the incorporation of the water quality systems as described above will result in a reduction of pollutant loads and improved water quality of the stormwater runoff discharged to the onsite critical area than that of a 40' vegetative buffer.



Sincerely,

Ryan G. Williams, PE
Project Manager
HLA, Inc

POLLUTANT LOADING COMPARISON STUDY

for

ST. ANDREWS PSD ENVIRONMENTAL SERVICES FACILITY

located in

**West Ashley, City of Charleston,
Charleston County, South Carolina**

TMS #309-15-00-001 & -069

HLA Project No.: 14025.50

August 29, 2018

Revised: October 2, 2018

Prepared for: St. Andrews PSD
1775 Ashley River Road
Charleston, SC 29407
Contact: Christie Holderness
Phone: (843) 556-6310

Prepared by: HLA, Inc.
29A Leinbach Drive
Charleston, SC 29407
Contact: Ryan G. Williams
Phone: (843) 763-1166



10/2/2018

Agenda Item #B-4

2237 ARTHUR GAILLARD LANE

(West Ashley)

TMS # 355-13-00-043

Request a variance from Sec. 54-327 to allow the removal of two grand trees.

Request a special exception from Sec. 54-327 to allow the removal of one grand tree.

Zoned SR-1



Application for Variance, Special Exception, Reconsideration, or Extension
to the **Board of Zoning Appeals – Site Design (BZA-SD)**

Page 1 of 2

City of Charleston

Instructions – Submit this application, along with the required information and fee, to the Permit Center at 2 George Street. **Applications are due by 12 Noon on the deadline date and must be complete to be accepted and placed on an agenda.** A sign will be posted on the property, and a public hearing will be conducted by the Board of Zoning Appeals-Site Design. **Permits authorized by the Board cannot be issued during a five (5) business day appeal period following the decision of the Board.** An appeal to the Board during this five (5) business day appeal period stays all further action on the application.

THE APPLICANT HEREBY REQUESTS:

- ☒ A Variance and/or Special Exception as explained on page 2 of this form.
☒ Tree Removal ☐ Landscaping/buffers ☐ Parking surface ☐ Other _____
☐ Reconsideration of a decision of the Board or action of a zoning official (attach Appeal form).
☐ Extension of an unexpired Variance and/or Special Exception approval.

MEETING DATE REQUESTED: October 7, 2020

Property Address 2237 Arthur Gaillard Lane, Charleston TMS # 355-13-00-043

Property Owner TPJP, LLC Daytime Phone 843-697-0946

Applicant Crosby Creations Daytime Phone 843-514-7354

Applicant's Mailing Address 4770 Hwy 165 Suite D Meggett, SC 29449

E-mail Address jcrosby@crosby-creations.com

Relationship of applicant to owner (same, representative, prospective buyer, other) Representative

Zoning of property SR-1

Information required with applications: (check information submitted)

- ☒ Scaled site plan or plot showing the variance(s) or special exception(s) being requested (3 sets)
☒ Photographs of the site, ground trees to be removed, quality trees to be saved by removing others, etc.
☒ For requests to remove trees, evaluations/reports from certified or qualified arborists
☐ Check, credit card or cash (make checks payable to the City of Charleston) **Will I be sent a CAP payment request?**
☐ **YES** or ☒ **NO** - Is this Property restricted by any recorded covenant that is contrary to, conflicts with or prohibits the proposed land use encompassed in this permit application? § 6-29-1145 of the South Carolina Code of Laws

Optional but very helpful information:

- ☒ Letters or petitions from neighbors or organizations directly affected by your request

I certify that the information on this application and any attachments is correct, that the proposed improvement(s) comply with private neighborhood covenants, if there are any, and that I am the owner of the subject property or the authorized representative of the owner. I authorize the subject property to be posted with a notice of the hearing before the Board and inspected.

Applicant Jodi Crosby Date 8/28/20

For office use only

Date application received _____ Fee: \$ _____ Time application received _____
 Staffperson _____ Receipt # _____

Department of Planning, Preservation & Sustainability 2 George Street Charleston, South Carolina 29401
 (843) 724-3781 FAX (843) 724-3772 www.charleston-sc.gov

BZA-SD Application (continued)

Page 2 of 2

For **Variance** requests, applicants should list the specific variance(s) being requested and, if possible, explain how the variance test that follows is met (add as an attachment if necessary):

We are requesting permission to remove three of the eight grand oak trees on this lot.

(1) 24" Water Oak and (2) 33" Red Oaks. All three trees are within close proximity of each other.

Variance test questions, letters of support and photos are attached to this application.

Variance Test: The Board of Zoning Appeals-Site Design is authorized to approve a variance from the requirements of the Zoning Ordinance when strict application of the provisions of the ordinance would result in unnecessary hardship. A variance may be granted in an individual case of unnecessary hardship if the Board makes the following findings:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property
2. These conditions do not generally apply to other property in the vicinity;
3. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
4. The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

In granting a variance, the Board may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare. (SC Code of Laws Section 6-29-800)

For **Special Exception** requests, applicants should list the specific approval(s) being requested and include documentation to demonstrate compliance with the relevant special exception requirements of the Zoning Ordinance, such as Sec. 54-329, Sec. 54-511(b), or Sec. 54-513 (add as an attachment if necessary):

All approvals of the Board shall remain valid for two (2) years from the approval date, unless extended in accordance with the provisions of Article 9, Part 5 of the zoning ordinance. Applicants may not apply for the same request that has been denied by the Board until a period of six (6) months has lapsed.

Department of Planning, Preservation & Sustainability 2 George Street Charleston, South Carolina 29401
 (843) 724-3781 FAX (843) 724-3772 www.charleston-sc.gov

BZA-Z
2 George St,
Charleston, SC 29401

RE: Variance application for 2237 Arthur Gaillard Lane

Variance Test: The Board of Zoning Appeals-Zoning is authorized to approve a variance from the requirements of the Zoning Ordinance when strict application of the provisions of the ordinance would result in unnecessary hardship. A variance may be granted in an individual case of unnecessary hardship if the Board makes the following findings:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property; This parcel is 15,892 SF (.36 acres) and is fairly heavily wooded. The parcel contains 8 grand oak trees, 4 of which are in the buildable area of the lot, therefore giving it both extraordinary and exceptional conditions. Photos of the trees are attached to this application. This request meets this criterion.
2. These conditions do not generally apply to other property in the vicinity; This parcel is one of four vacant lots in The Battery Gaillard neighborhood. It is the only undeveloped lot in the neighborhood that has grand trees within the buildable area. Therefore, this request meets this criterion.
3. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and Not granting this variance will restrict the utilization of this property by making it an unbuildable lot. Three potential buyers have had to rescind offers on this lot due to the grand trees. The City staff has requested that this very application be submitted because permission could not be granted at a staff level. And the ARB has rejected all house designs submitted because the narrow nature of each design was not in keeping with the ARB guidelines. Therefore, the request meets this criterion.
4. The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance. Granting this variance will not be of substantial detriment to surrounding properties as the proposed home is similar in size and scale to the other homes in the neighborhood. Pictures of other homes in Battery Gaillard are attached with this application. Therefore the request meets the criterion.

BOARD OF ZONING APPEALS - SITE DESIGN

City of Charleston

Thursday, October 15, 2020

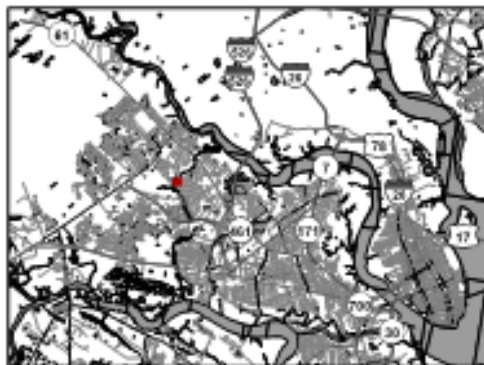
ITEM B 4

2237 Arthur Gaillard Ln.

(West Ashley)

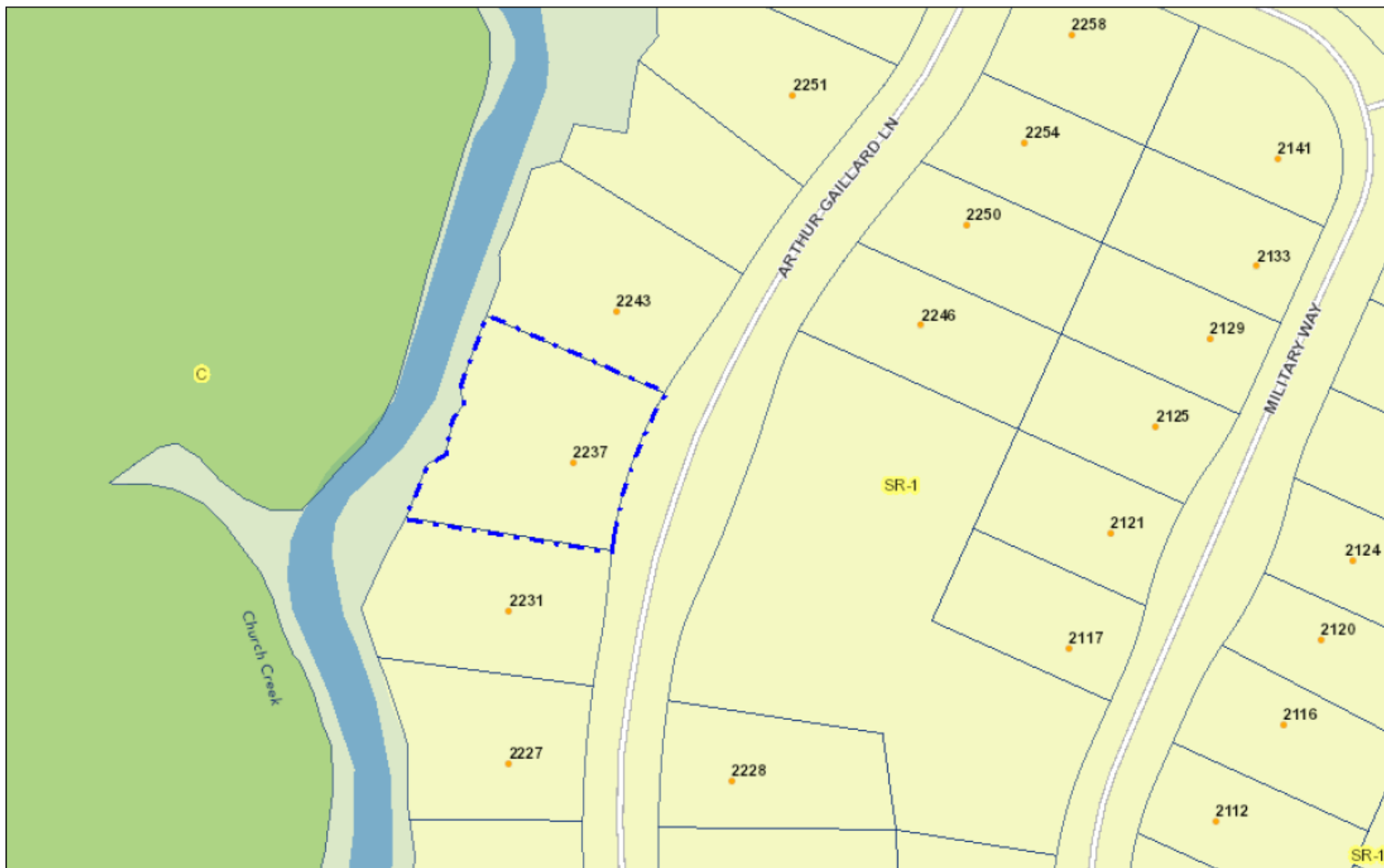
TMS# 355-13-00-043

ZONED SR-1



 Subject Property

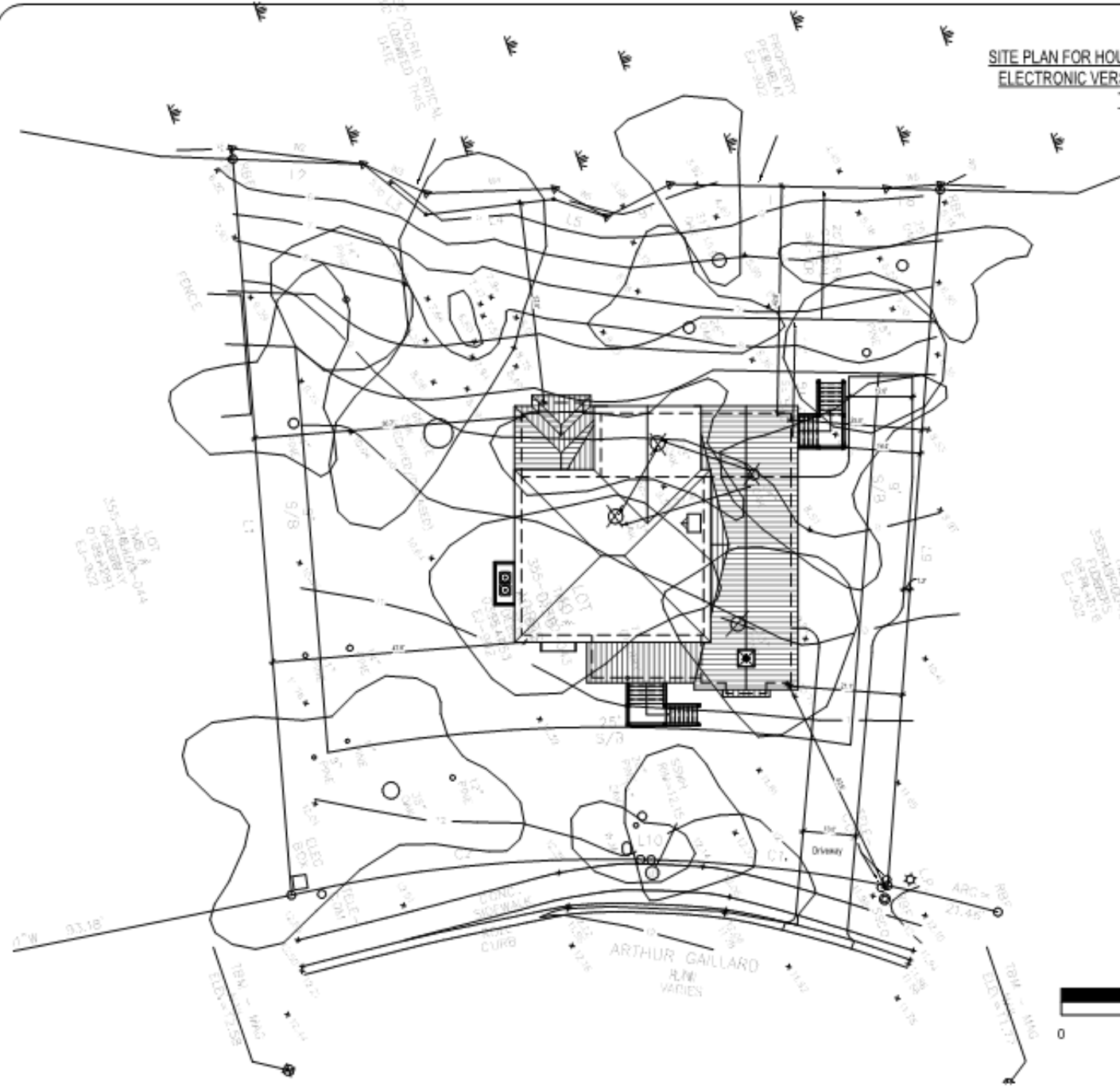
2237 Arthur Gaillard Drive







SITE PLAN FOR HOUSE LOCATION PURPOSES ONLY.
ELECTRONIC VERSION OF SURVEY PROVIDED BY
THIRD PARTY.



① Site
 1" = 20'-0"

WHEN PRINTED ON 11x17

GRAPHIC SCALE



NOT FOR CONSTRUCTION

Copyright: Crosby Creations Drafting & Design Services, LLC
 Designed by:

Crosby Creations
Drafting & Design Services, LLC

Joel Crosby 843.514.7354
 4770 Hwy 165 Suite D Myrtle, SC 29549
 www.crosby-creations.com | crosby@crosby-creations.com

Designed Exclusively for:

TPJP, LLC

Sheet Name

Site

Project Name & Address

TPJP, LLC
 2237 Arthur Gallard Lane
 Charleston, SC

Project #

CC....

Date

8/28/20

Scale

REFER TO
 GRAPHIC SCALE

Sheet

6.10



JOEL CROSBY
 843.514.7354
 4770 HWY 165 SUITE D
 MYRTLE, SC 29449
 joel@crosby-creations.com
 CROSBY-CREATIONS.COM

Pictures of trees:

Canopies from road



Canopies of all 3 trees beyond two small pines



Canopies of all 3 trees behind large pine tree



1 of the 33inch Red oaks



24inch water oak on left & 33inch red oak on



right

Base of other 33inch red oak



Red - Water - Red



View of lot from front left corner



View of lot from front right corner



Neighbor on left @ 2231 Arthur Gaillard



Neighbor on right @ 2243 Arthur Gaillard



Photos of other homes in Battery Gaillard



To: City of Charleston BZA-SD
2 George St.
Charleston, SC 29401

Dear Board of Zoning Appeals – Site Design,

This letter is to express my support for a variance request to remove 3 trees @ 2237 Arthur Gaillard Lane. It is my understanding that the request is to remove (2) 33" Red Oaks and (1) 24" Water Oak that impede on the buildable area of this lot.

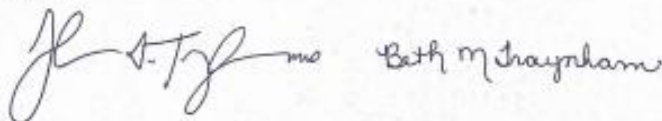
Name: JOHN A. + BETH M. TRAYNHAM

Phone Number: 843-696-4362

Date: 25 AUG 2020

Address: 2219 ARTHUR GAILLARD LANE CHARLESTON, SC 29414

Sincerely,



Attachments: Exhibit 1 – Trees marked to be removed.

To: City of Charleston BZA-SD
2 George St.
Charleston, SC 29401

Dear Board of Zoning Appeals – Site Design,

This letter is to express my support for a variance request to remove 3 trees @ 2237 Arthur Gaillard Lane. It is my understanding that the request is to remove (2) 33" Red Oaks and (1) 24" Water Oak that impede on the buildable area of this lot.

Name: Philip McGaha

Phone Number: 843-696-4361

Date: 8/25/20

Address: 2223 Arthur Gaillard Lane, Charleston, 29414

Sincerely,



Attachments: Exhibit 1 – Trees marked to be removed.

To: City of Charleston BZA-SD
2 George St.
Charleston, SC 29401

Dear Board of Zoning Appeals – Site Design,

This letter is to express my support for a variance request to remove 3 trees @ 2237 Arthur Gaillard Lane. It is my understanding that the request is to remove (2) 33" Red Oaks and (1) 24" Water Oak that impede on the buildable area of this lot.

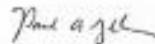
Name: Paul A. Gallaway

Phone Number: 843-697-2781

Date: 8/25/2020

Address: 2231 ARTHUR GAILLARD LN CHARLESTON, SC 29414

Sincerely,



Attachments: Exhibit 1 – Trees marked to be removed.

To: City of Charleston BZA-SD
2 George St.
Charleston, SC 29401

Dear Board of Zoning Appeals – Site Design,

This letter is to express my support for a variance request to remove 3 trees @ 2237 Arthur Gaillard Lane. It is my understanding that the request is to remove (2) 33" Red Oaks and (1) 24" Water Oak that impede on the buildable area of this lot.

Name: Stan Flowers

Phone Number: 843.452.4464

Date: 8.25.2020

Address: 2243 Arthur Gaillard Lane

Sincerely,



Attachments: Exhibit 1 – Trees marked to be removed.

To: City of Charleston BZA-SD
2 George St.
Charleston, SC 29401

Dear Board of Zoning Appeals – Site Design,

This letter is to express my support for a variance request to remove 3 trees @ 2237 Arthur Gaillard Lane. It is my understanding that the request is to remove (2) 33" Red Oaks and (1) 24" Water Oak that impede on the buildable area of this lot.

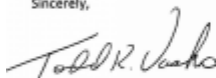
Name: Todd Vasko

Phone Number: 843-696-4360

Date: 8/27/20

Address: 2227 Arthur Gaillard Lane, Charleston, SC 29414

Sincerely,



Attachments: Exhibit 1 – Trees marked to be removed.